



gln.

planning
consulting
strategy

FIGTREE HILL ESTATE PLANNING PROPOSAL

901 to 913 Appin Road, Gilead
Lendlease Communities (Mt Gilead) Pty Ltd

GLN Planning Pty Ltd Trading as GLN Planning
ABN 39 585 269 237

A Level 10, 70 Pitt Street Sydney NSW 2000
P GPO Box 5013, Sydney NSW 2001
E info@glplanning.com.au
T (02) 9249 4109 F (02) 9249 4111

glplanning.com.au



Figtree Hill Estate Planning Proposal

Lots 1 to 5 in DP 1240836 and Lot 61 in DP 752042
901 and 913 Appin Road, Gilead

Prepared for

Lendlease Communities (Mt Gilead) Pty Ltd

By



ABN 39 585 262 237

A Level 10, 70 Pitt Street, Sydney 2000 P GPO Box 5013, Sydney
NSW 2001

T (02) 9249 4100 F (02) 2949 4111 E info@glnplanning.com.au

glnplanning.com.au





ABN 39 585 262 237

A Level 10, 70 Pitt Street, Sydney 2000 **P** GPO Box 5013, Sydney NSW 2001

T (02) 9249 4100 **F** (02) 2949 4111 **E** info@glnplanning.com.au



Date of final issue: 7 November 2019

File Path: C:\Users\Mattcooper\Dropbox (GLN Planning)\Public\Projects\Active\10833 Gilead Planning Support\Reports\1700\GLN 10833 Gilead 1 PP New Masterplan.Docx

Project Manager: Matt Cooper

Client: Lendlease Communities (Figtree Hill) Pty Ltd

Project Number: 10833.1

The purpose for which this report may be used and relied upon is limited for that which it was commissioned. Copyright in the whole and every part of this document belongs to GLN Planning and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of GLN Planning.



Document History and Status

Version	Issue To	Qty	Date	Prepared by	Reviewed by
Draft	M Anderson (Lendlease Communities) D Nay (Lendlease Communities)	1-e	01.05.18	MC	PL
Lendlease Review	M Anderson (Lendlease Communities) D Nay (Lendlease Communities)	1-e	22.08.18	MC	PG
Landowner Review	M Anderson (Lendlease Communities) D Nay (Lendlease Communities)	1-e	10.10.18	MC	PG
Draft for Council Review	M Anderson (Lendlease Communities) D Nay (Lendlease Communities)	1-e	17.10.18	MC	PG
Final	M Anderson (Lendlease Communities) D Nay (Lendlease Communities)	1-e	30.01.19	MC	PG
Council issue	M Anderson (Lendlease Communities)	1-e	14.02.19	MC	PG
Council update	M Anderson (Lendlease Communities) C Beames (Lendlease Communities)	1-e	04.11.19	MC	PG
Council Reissue	M Anderson (Lendlease Communities) C Beames (Lendlease Communities)	1-e	07.11.19	MC	PG



Table of Contents

Foreword	viii
Executive Summary	x
1 Introduction	1
1.1 Background	2
1.1.1 Metropolitan Development Program rezoning	2
1.1.2 Housing Diversity amendment package	3
1.1.3 Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan	3
1.1.4 Draft Greater Macarthur Land Use and Infrastructure Implementation Plan	4
1.1.5 Relevant development applications	5
2 Site analysis	7
2.1 Site location	7
2.2 Site description	9
2.3 Site development activity	10
2.4 Surrounding Locality	11
3 Current planning controls	12
3.1 Relevant Environmental Planning Instruments	12
4 Revised masterplan	17
4.1 Minimising Urban Heat Island Impact and increasing canopy cover	21
4.1.1 Amendment higher order road cross sections	21
4.1.2 Increased in lot tree planting	22
4.1.3 Reduced solar absorption in building materials	23
4.2 Local infrastructure to support the development	23
5 Planning Proposal	24
5.1 Part 1: Objectives or Intended Outcomes	24
5.2 Part 2: Explanation of Provisions	25
5.2.1 Summary	25
5.2.2 Zoning map detail	25
5.2.3 Development Control detail	31
5.3 Part 3: Justification	33
5.3.1 Need for the Planning Proposal	33

5.3.2	Relationship to Strategic Planning Framework	34
5.3.3	Environmental, Social and Economic Impact	46
5.3.4	State and Commonwealth Interests	58
5.4	Part 4: Mapping	60
5.5	Part 5: Community Consultation	60
6	Project program	61
7	Conclusion	62
8	Glossary	63

Tables

Table 1.	DAs over the site	6
Table 2.	Current LEP controls relevant to the site	13
Table 3.	Summary of proposed Land Zoning Map amendments	28
Table 4.	Summary of planning control map changes	31
Table 5.	Summary of planning control clause changes	32
Table 6.	Consistency with Western City District Plan	36
Table 7.	Consistency with Campbelltown Community Strategic Plan 2027	44
Table 8.	Open space provision summary	56

Figures

Figure 1.	Current Indicative Structure Plan	2
Figure 2.	Greater Macarthur Structure Plan	4
Figure 3.	LUIIP Structure Plan	5
Figure 4.	Site location	7
Figure 5.	Site location within the Greater Macarthur Priority Growth Area	8
Figure 6.	Aerial view of the site	9
Figure 7.	Current subdivision activity on the site	10
Figure 8.	Current land use zoning	12
Figure 9.	Revised masterplan for Figtree Hill estate	19
Figure 10.	Landscape masterplan for Figtree Hill estate	20
Figure 11.	Existing Collector Road cross section	21
Figure 12.	Increased Collector Road planting cross section	22
Figure 13.	Changes to existing zones	27
Figure 14.	Detailed zoning changes at northern end of the site	27
Figure 15.	Detailed zoning changes at southern end of the site	28
Figure 16.	GSC Region Plan	35
Figure 17.	Greater Macarthur Structure Plan	41
Figure 18.	Greater Macarthur revised centre hierarchy	42
Figure 19.	Draft Greater Macarthur LUIIP	43
Figure 20.	Non Certified Land areas	48
Figure 21.	Forecast dwelling occupancy rates to 2036	52
Figure 22.	Forecast change in population age structure to 2036	53
Figure 23.	Current housing mix at Gilead	54



Figure 24. Revised housing mix at Gilead

Appendices

- Appendix A: Landscape Masterplan
- Appendix B: Lendlease Dwelling Design Guidelines
- Appendix C: Letter of offer to amend Planning Agreement
- Appendix D: Proposed Planning Control Maps
- Appendix E: Consistency with SEPPs
- Appendix F: Consistency with Section 9.1 Directions
- Appendix G: Contamination Assessments
- Appendix H: Aboriginal Cultural Heritage Assessment
- Appendix I: Hillsborough Heritage Management Statement



15 February 2019

Ms Lindy Deitz
General Manager
Campbelltown City Council
91 Queen Street
CAMPBELLTOWN NSW 2560

Dear Lindy,

RE: GILEAD PLANNING PROPOSAL FOREWORD

For over 50 years Lendlease has been perfecting master planned communities not only in Australia but all over the world. Our focus is on creating lifestyles fuelled by the power of people coming together. No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle which respects the natural surroundings at a place people are proud to call home.

Lendlease in the Macarthur Region

Since 1959, Lendlease has been actively involved in community development within the Macarthur region. This has included the delivery of Macarthur Square, Ambarvale and Glen Alpine, to name a few places that are truly beautiful and from the outset strived to enrich the lives of their residents and the local community then, now and for generations to come.

Re-Imagine Campbelltown

Campbelltown CBD will support the growth of the Macarthur region for a population over 800,000 people over the next 20 years. Re-imagine Campbelltown provides the foundation to drive the transformation of Campbelltown to support this growth. This Planning Proposal continues to provide housing opportunities for 5,000 people and aligns Gilead with Re-Imagine Campbelltown's principles of 'No grey to be seen' and 'The Good Life' particularly. The Planning Proposal serves to improve the public open space network while facilitating greater housing diversity to support a healthy, safe and diverse community at Gilead.

Gilead

Lendlease's next generation master planned community, will be defined by its unique blend of cleared pastureland and stunning untouched bushland, Gilead provides a spectacular natural setting within a rich oasis for living. Its regional location is imbedded at the centre of a vast range of experiences from rivers to beaches, foodie hubs, education, adventure and more. When delivered with an authentic approach, dedicated to maximising the extensive natural beauty and heritage of the site, Gilead has the potential to become a best-in-class master planned community, both in the Macarthur Region and nationally.

The Gilead Vision

From the start of our involvement in Gilead, Lendlease have undertaken a thorough first-principles approach to assessing the optimal development outcome for the land. Whilst there is a solid base to commence the development and start making an immediate contribution to housing supply in the Macarthur region, there is a compelling opportunity to refine the masterplan to deliver the true potential of Gilead. This refinement will deliver a unique vision that responds to the current market demands and provides practical and future proofed amenity for the growing community.

Key aspects of the Gilead vision delivered within this Planning Proposal include:

- Increasing zoning protection for vegetation and habitat on the site and increasing the amount of land to be Bio-Banked;
- Deliver a revised open space and landscape masterplan for the community that will increase useable open space land from 13ha to 33ha, allow the delivery of iconic open space reserves that respond to the



unique natural and heritage themes of the land and increase tree canopy cover to help minimise Urban Heat Island effects;

- Working within the current development yield, increase opportunities for greater housing diversity and affordably priced product in the later stages of development whilst maintaining the larger lot sizes for the majority of the site;
- Create opportunities for the early delivery of key amenity and employment to support initial Gilead residents and the existing local community through the introduction of a neighbourhood centre.

This Planning Proposal is the first step of implementing this vision. We look forward to continuing to work closely with Council to deliver our vision of Gilead as part of the evolution of Campbelltown and the growth of the Macarthur region.



Signature has been removed

Arthur Ilias
General Manager
Lendlease Communities NSW/ACT



Executive Summary

This Planning Proposal relates to part of Lendlease Communities (Mt Gilead) Pty Ltd (**Lendlease**) significant landholdings at Gilead, specifically Lots 1 to 5 in DP 1240836 and Lot 61 in DP 752042. This part of the site has been identified in the Metropolitan Development Program since the 1980s' and was rezoned for urban development via an amendment to *Campbelltown Local Environmental Plan 2015 (LEP)* in September 2017.

Since taking a controlling interest in the land, Lendlease has had the opportunity to carry out an extensive review of the Indicative Structure Plan and associated technical studies that informed the land use controls. This review has identified opportunities to improve the planning, development delivery and community outcomes for the land, culminating in a re-visioning of the site and new masterplan. In order to deliver Lendlease's vision for their estate, it is necessary to amend the land use planning controls. This will consequently drive best practice outcomes for housing diversity and open space planning in greenfield release areas. The proposed amendments to the land use controls in the LEP include:

- A new zoning regime to:
 - refine the extents of residential zoned land to reflect the revised landscape and open space masterplan outcomes
 - introduce areas of R3 Medium Density Residential
 - resize and relocate the B1 Neighbourhood Centre to introduce the B4 Mixed Use to reflect the Wilton Retail Market Analysis for the Greater Macarthur Priority Growth Area and provide more immediate retail opportunities for Greater Macarthur
 - zones land that are identified as BioBanks or Managed Land in the Biodiversity Certification Agreement as E2 Environmental Conservation to provide a greater level of protection in line with the community's expectations.
- Amend the minimum subdivision lot size map to allow for the excision of surplus RU2 Rural Landscape zoned land from Lot 5 in DP 1240836
- Amend the minimum subdivision lot size map for parts of the site to provide for greater housing diversity and affordability
- Include provisions to vary the minimum subdivision lot size to encourage greater housing diversity
- Correct provisions that may preclude the ability to construct dwelling houses on lots less than 500m²
- Remove the floorspace controls from residential zoned land to reflect new release area housing product and include floor space controls for B4 Mixed Use zoned land
- Adjust the height of building controls to reflect standard requirements in greenfield release areas and establish appropriate heights for the areas to be zoned R2, R3 and B4
- Adjust the Land Reservation Acquisition map to reflect the local and state infrastructure outcomes identified in the revised masterplan
- Amend the Terrestrial Biodiversity map to reflect the revised conservation and open space outcomes to be delivered over the site

To support these LEP amendments, it will also be necessary to amend the following supporting documents to the deliver the revised masterplan:

- Amendment to the *Campbelltown (Sustainable City) Development Control Plan, Volume 2 - Part 7 Mt Gilead*, to reflect the revised masterplan and increase opportunities for greater housing diversity
- Update to the Infrastructure Services Delivery Plan and amendment to the schedule of the *Mt Gilead 1 Planning Agreement* to reflect the revised local infrastructure to meet the needs of the community

The preparation of the Planning Proposal has been driven following an extensive review of the technical studies carried out as part of the original Planning Proposal and augmented by additional investigations to better understand the site constraints and opportunities. Where possible, the revised masterplan and controls have been revised to balance the orderly and economic delivery of the Gilead estate whilst seizing opportunities to ensure the design requirements reflect best practice greenfield design and provides greater opportunities for improved housing affordability and supply in the region.

The changes also reflect the State Government's intention to declare the Gilead Precinct as a Priority Growth Area and outcomes envisaged by the draft Structure Plan for *the Greater Macarthur 2040 Land Use and Infrastructure Implementation Plan*. It will also provide the opportunity to deliver greater housing in the region in the short term whilst more detailed planning is carried out for surrounding precincts in the Greater Macarthur Priority Growth Area.

It is therefore recommended that Campbelltown City Council resolves to support and forward this Planning Proposal to the Department of Planning and Environment for Gateway determination in accordance with the *Environmental Planning and Assessment Act 1979*.



1 Introduction

This Planning Proposal has been prepared by GLN Planning Pty Ltd on behalf of Lendlease. It relates to significant landholding at Gilead, in particular Lots 1 to 5 in DP 1240836 and Lot 61 in DP 752042, Appin Road, Gilead. This site was rezoned for urban development on 8 September 2017 by an amendment to Council's LEP and forms part of a Priority Precinct in State Government's Greater Macarthur Priority Growth Area.

This Planning Proposal is submitted to Campbelltown City Council (**Council**) to accompany a request to amend the LEP in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). This report has been prepared in accordance with the Department of Planning and Environment's '*A guide to preparing planning proposals*'; dated August 2016.

The proposed amendments have been informed following a review of the background studies first relied upon to rezone the land, State Government's Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan and a revised masterplan. In order to respond to further detail investigations and deliver the revised masterplan, specific amendments to following maps are required:

- Land Zoning Map (sheets 003, 004 and 009)
- Lot Size Map (sheets 003, 004 and 009)
- Height of Buildings Map (sheets 003, 004 and 009)
- Floor Space Ratio Map (sheets 003, 004 and 009)
- Land Reservation Acquisition Map (sheets 003, 004 and 009B)
- Terrestrial Biodiversity Map (sheet 004)
- Urban Release Area Map (sheet 003).

It is also intended to make amendments to the following LEP clauses:

- Clause 4.1 to increase opportunities to vary the minimum lot size for subdivision to encourage greater housing diversity
- Clause 4.1C to revise minimum lot areas for different dwellings types to reflect best practice planning for housing diversity
- Clause 4.3A to provide opportunities for different dwelling types to exceed the 2-storey height control
- Clause 4.4 to establish appropriate floor space ratio controls for dwellings houses on smaller lot sizes

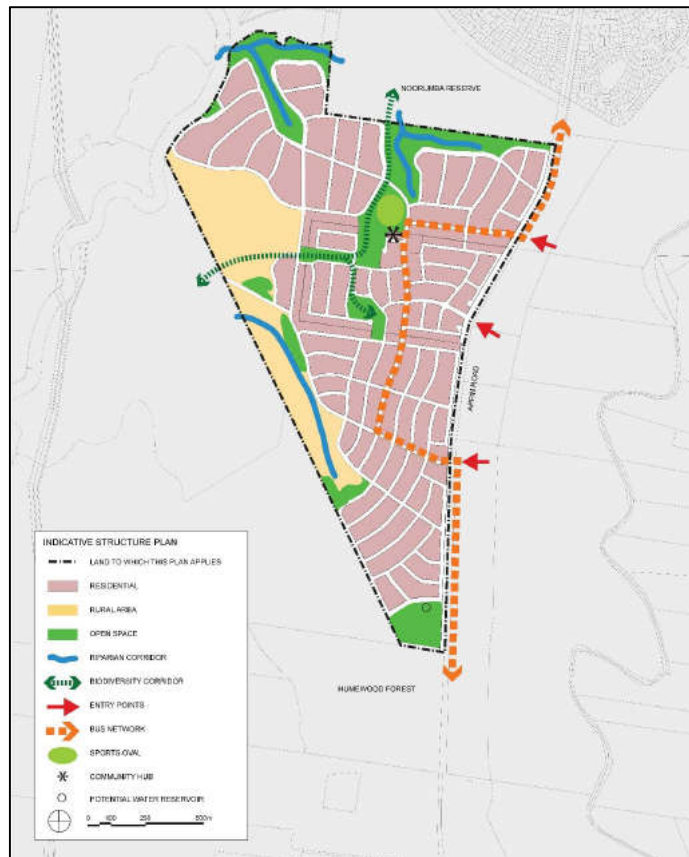
The proposed amendments to the LEP have been discussed with Council's executive and strategic planning staff at a high level since September 2017 and have been continually refined in parallel with the preparation of development applications (**DA**) over the site that have identified various implementation issues. Council's executive and land release teams were briefed on the Planning Proposal on 31 January 2018. This briefing has led to further refinement to the Proposal including the retention of areas for larger residential lots. Following lodgement of the Planning Proposal in February 2019, this proposal has been further refined to address specific matters as requested by Council in August 2019.



1.1 Background

1.1.1 Metropolitan Development Program rezoning

The site has long been identified as a greenfield release area in the State Governments' Metropolitan Development Program. Following receipt of a Gateway Determination from the Department of Planning and Environment (DPE) in 2012, Old Mill Property Pty Ltd worked with Council to rezone the site and resulted in an amendment to the LEP on 8 September 2017 and site-specific Development Control Plan and Indicative Structure Plan as shown in **Figure 1**.



Source: Campbelltown City Council, 2017

Figure 1. Current Indicative Structure Plan

Key outcomes for the site under this rezoning include an approximate yield of 1,700 lots, with lots ranging in size from 375m² to 700m² and supporting local infrastructure including open space, a community hub, stormwater management facilities and collector roads and conservation of 22ha of existing ecological communities on site. In addition, a comprehensive Infrastructure Services Delivery Plan was prepared for the site in 2016. This document informed a Voluntary Planning Agreement, that Lendlease is party to, to deliver the necessary local infrastructure on behalf of Council. This Planning Agreement was adopted by Council at its Ordinary Meeting on 12 June 2018 and has since been executed by all parties



1.1.2 Housing Diversity amendment package

Since the commencement of the rezoning process in 2012, the market for new greenfield housing has called for greater housing diversity and opportunities for more affordable housing product. This has also informed DPEs' review of greenfield housing demands, and adoption of new development controls for greenfield release areas in Sydney's Priority Growth Areas with the Housing Diversity amendment package to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)* in 2014 and template subdivision and housing controls for the six Growth Area Council's including Campbelltown.

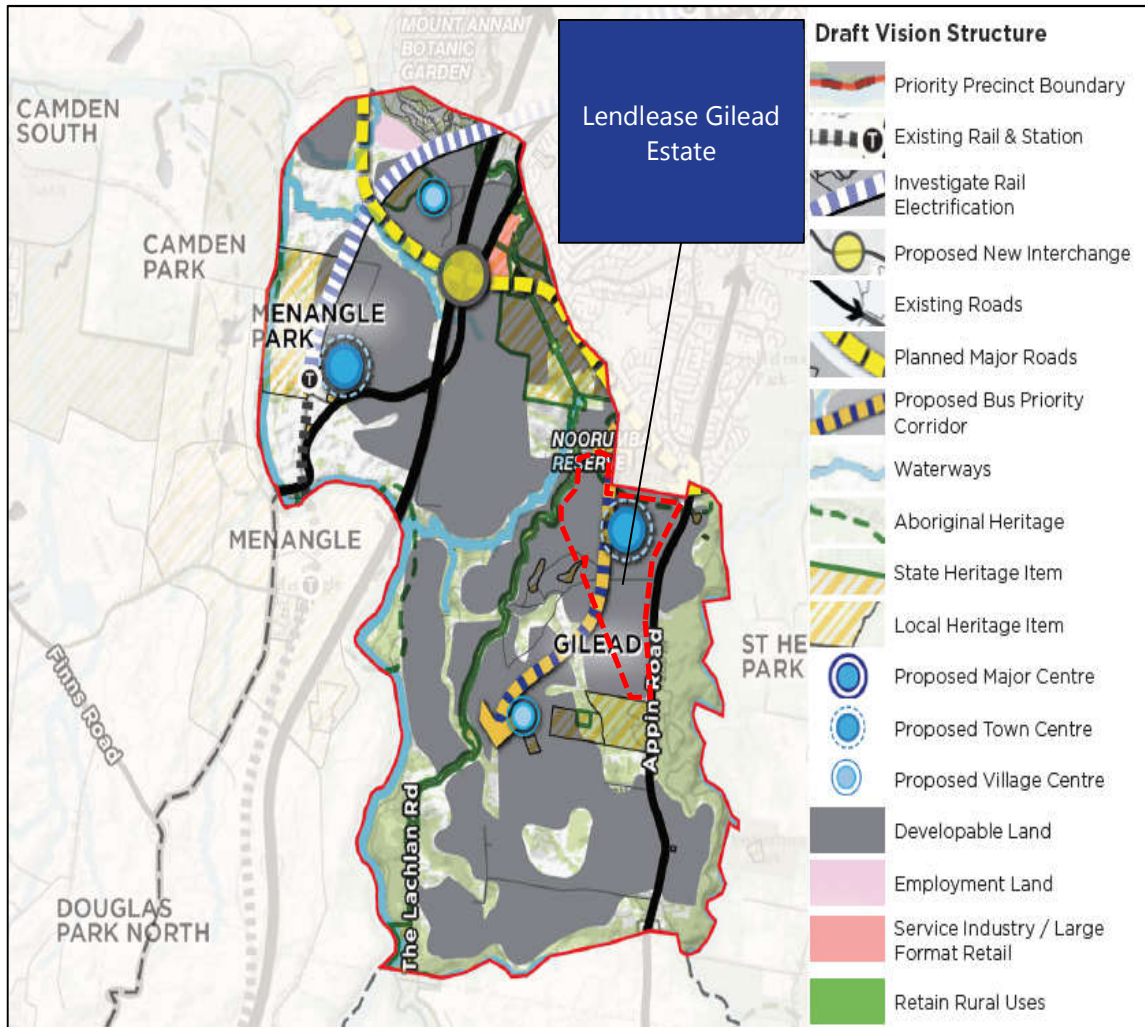
To achieve this, the Housing Diversity package established consistent minimum lot sizes for new subdivisions, improvements to the approval pathways for smaller lot housing and best practice built form controls. It is intended to amend the controls for Gilead to draw on key aspects of the Housing Diversity amendment package to improve housing diversity, affordability and delivery of new housing across the site.

1.1.3 Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan

A Plan for Growth Sydney was released in December 2014 and identified the Greater Macarthur Land Release Investigation Area. Following this designation, DPE carried out a land capability assessment that culminated in the release of the draft *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* and associated structure plan. This plan provides the framework for future development in the region and identified the capability to accommodate an additional 35,000 new homes between Menangle Park, Gilead and Wilton and associated regional infrastructure. It also provides the pathway for developer led rezonings and development in the area on the basis there is no 'additional' cost to Government.

The structure plan nominates potential for an additional 18,100 dwellings between Menangle Park and Gilead, substantially more than the yields anticipated by the known Planning Proposals at the time in this area. It also identified additional retail and commercial centres not anticipated by the current controls that apply to the site as shown in **Figure 2**.

Since *A Plan for Growing Sydney*, the Greater Sydney Commission (**GSC**) has been formed to establish the strategic direction for Sydney to 2056. As part of this process, the GSC has released updates direction and priorities under the Greater Sydney Region Plan and Western City District Plan. Both of these plans recognise the strategic importance of the Greater Macarthur region and its contribution to housing supply by declaring the region as a Land Release Area. The structure plan in the Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan still remains a current consideration for the site under these draft documents.



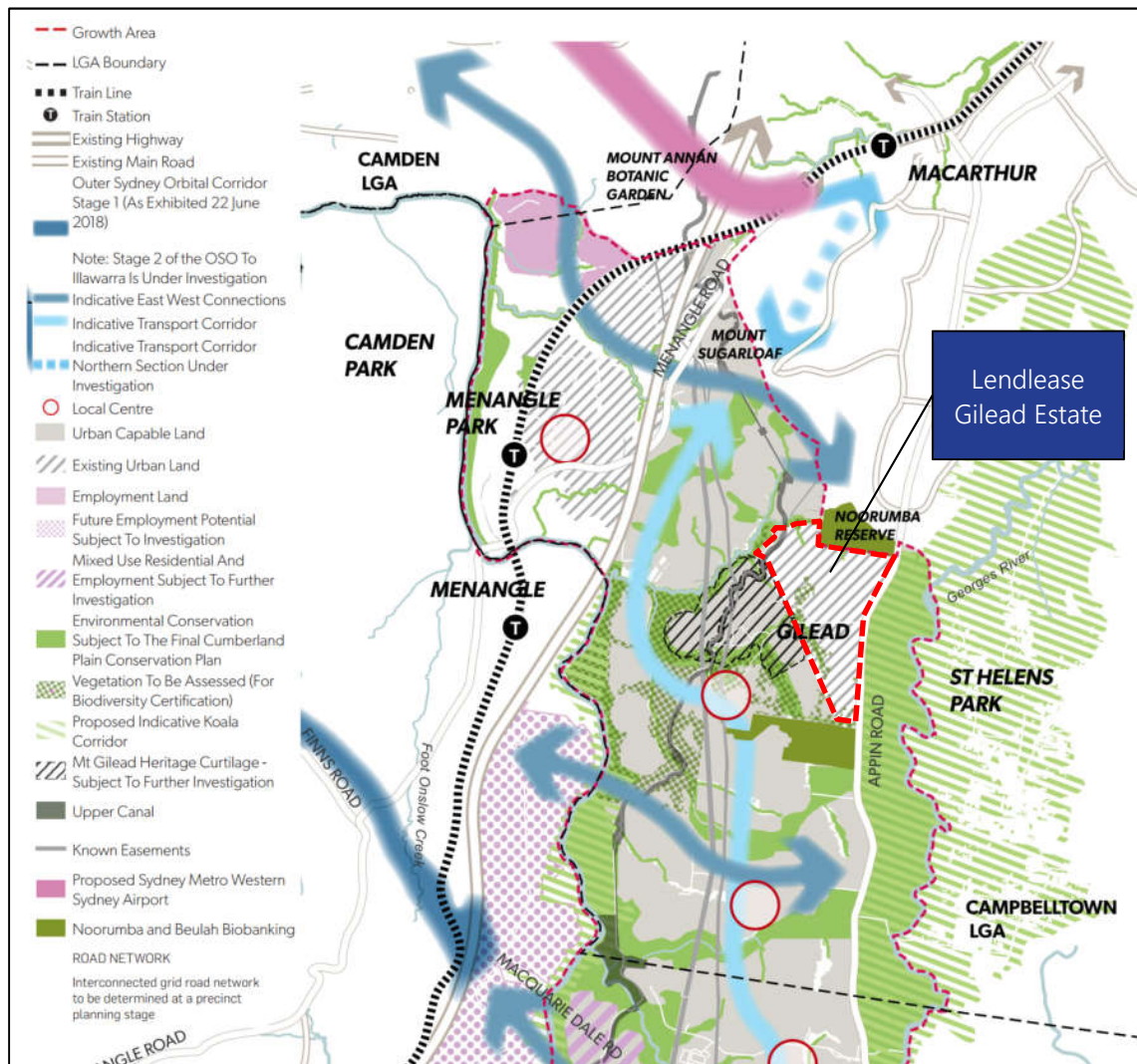
Source: DPE, 2015

Figure 2. Greater Macarthur Structure Plan

1.1.4 Draft Greater Macarthur Land Use and Infrastructure Implementation Plan

The Department of Planning and Environment have exhibited the draft *Greater Macarthur 2040 Land Use and Infrastructure Implementation Plan (LUIIP)* in November 2018. Building on the Preliminary Strategy and Action Plan, the LUIIP provides a revised and updated structure plan for the Greater Macarthur Priority Growth Area as well as a series of key design principles, actions and vision. The draft Structure Plan is shown in **Figure 3**. A key change from the *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* associated structure plan is the relocation of the major centre from the MDP Land further south within the land controlled by Lendlease.

The LUIIP continues to identify a north-south transport corridor over land to the west of the MDP Land and preferred conservation outcomes. It also provides that the wider Gilead Precinct will deliver approximately 15,100 lots. The LUIIP recognises the MDP Land as 'Existing Urban Land' and does not outline specific actions to the MDP Land. Discussions with the Department have confirmed that the 15,100 lots account for the 1,700 lots already confirmed for the MDP Land.



Source: DPE, 2017

Figure 3. LUIP Structure Plan

1.1.5 Relevant development applications

When the draft *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* was released, the then Minister for Planning identified Gilead as one of the key projects that would deliver new housing in the region by 2018. Since the site was rezoned, Lendlease has lodged a series of DAs over the site in efforts to meet this target. These DAs have been designed to carry out site works and deliver the initial stages of housing under the current planning controls. All works are permissible under the current zoning and where not strictly consistent with the current Indicative Structure Plan will be carried out at Lendlease's risk in the instance this Planning Proposal is not adopted by Council in its current form.

A summary of the relevant DAs lodged with Council are outlined in **Table 1** over the page and later in **Figure 7**:



Table 1. DAs over the site

DA No.	Description	Status
2989/2017/DA-S	Subdivision to create 5 superlots over Lot 3 in DP 1218887 to facilitate progressive development of the site ('paper plan subdivision').	Approved 24/11/17
3868/2017/DA-CW	Earthworks, tree removal and remediation over Lot 3 DP 1218887 and Lot 61 DP 752042 facilitate progressive development of the site	Approved 24/7/19
4123/2017/DA-A	Estate signage	Approved 13/7/18
743/2018/DA-SW	Stage 1 subdivision, including staged subdivision to create 333 residential lots, 5 residue lots with associated civil works, road construction, stormwater management facilities, land contouring and tree removal	Under assessment
2867/2018/DA-SW	Stage 1.2 subdivision, including staged subdivision to create 138 residential lots, 3 residue lots with associated civil works, road construction and land contouring.	Under assessment
3268/2018/DA-CW	Importation of fill to backfill Aboriginal archaeology test pit excavations.	Approved 14/03/19
4609/2018/DA-SW	Stage 2 subdivision, including staged subdivision to create 424 residential lots, 20 residue lots with associated civil works, road construction, land contouring and tree removal.	Under assessment

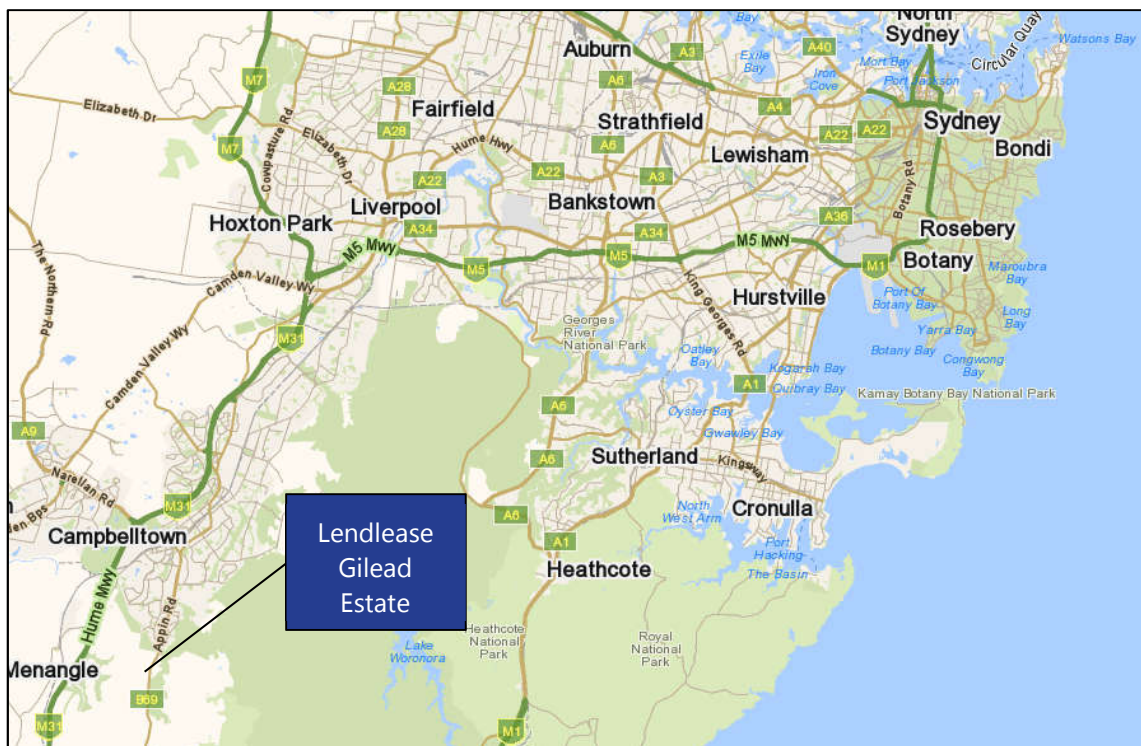


2 Site analysis

This section of the report describes the physical characteristics of the site, the adjoining development and character of the locality relevant to the preparation of a site analysis.

2.1 Site location

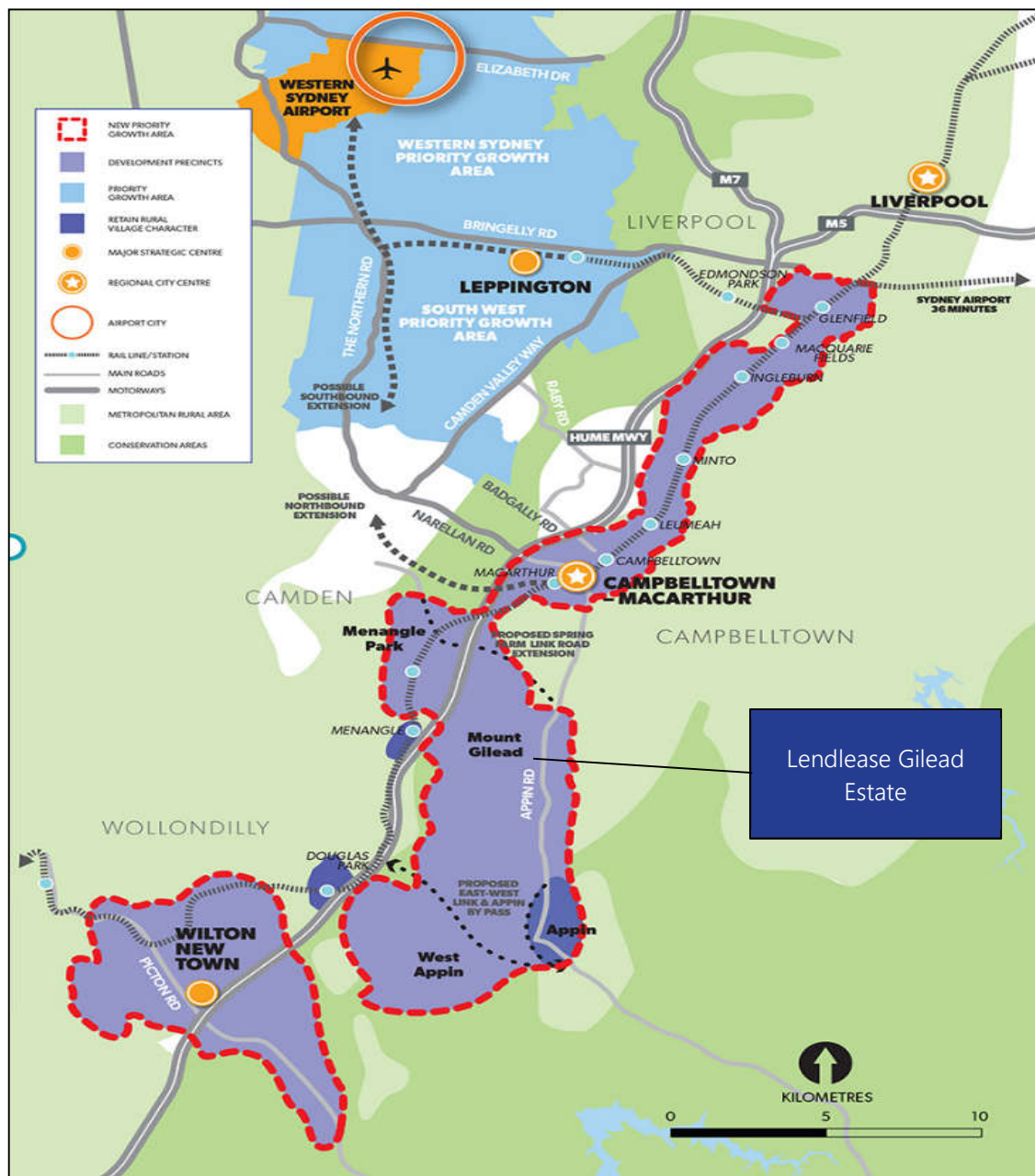
The site is located off Appin Road, Mount Gilead, south of Campbelltown. It is located approximately 47km to the south west of the Sydney CBD (refer to **Figure 4**). The nearest centres are at Macarthur, Narellan and Camden. The site was recently rezoned for urban development on 8 September 2017 by the gazettal of an amendment to the LEP. As part of the rezoning, the site is expected to deliver 1,700 residential lots with supporting drainage, community hub and open space facilities and sets aside land for environmental conservation.



Source: Whereis, 2017

Figure 4. Site location

The land is identified within the Menangle Park and Mount Gilead Priority Precinct identified in the Greater Macarthur Land Release Investigation (see **Figure 5**) that was exhibited in July 2016. This package also included an amendment to the Growth Centres SEPP to declare Mount Gilead and Menangle Park as a Priority Growth Area. The purpose of this investigation was to identify land that is capable of urban development. This amendment is expected to be gazetted by DPE in the near future as part of the finalisation of the LUIIP.



Source: Department of Planning and Environment, 2017

Figure 5. Site location within the Greater Macarthur Priority Growth Area

Land in the locality is currently used for rural residential, grazing and extractive industries. However, this current character of the locality will change dramatically as rural land uses gradually convert to urban land uses consistent with the future urban zoning of the area. Council and DPE have also finalised another Planning Proposal that will put controls in place to facilitate suburban residential development in the nearby Menangle Park release area.

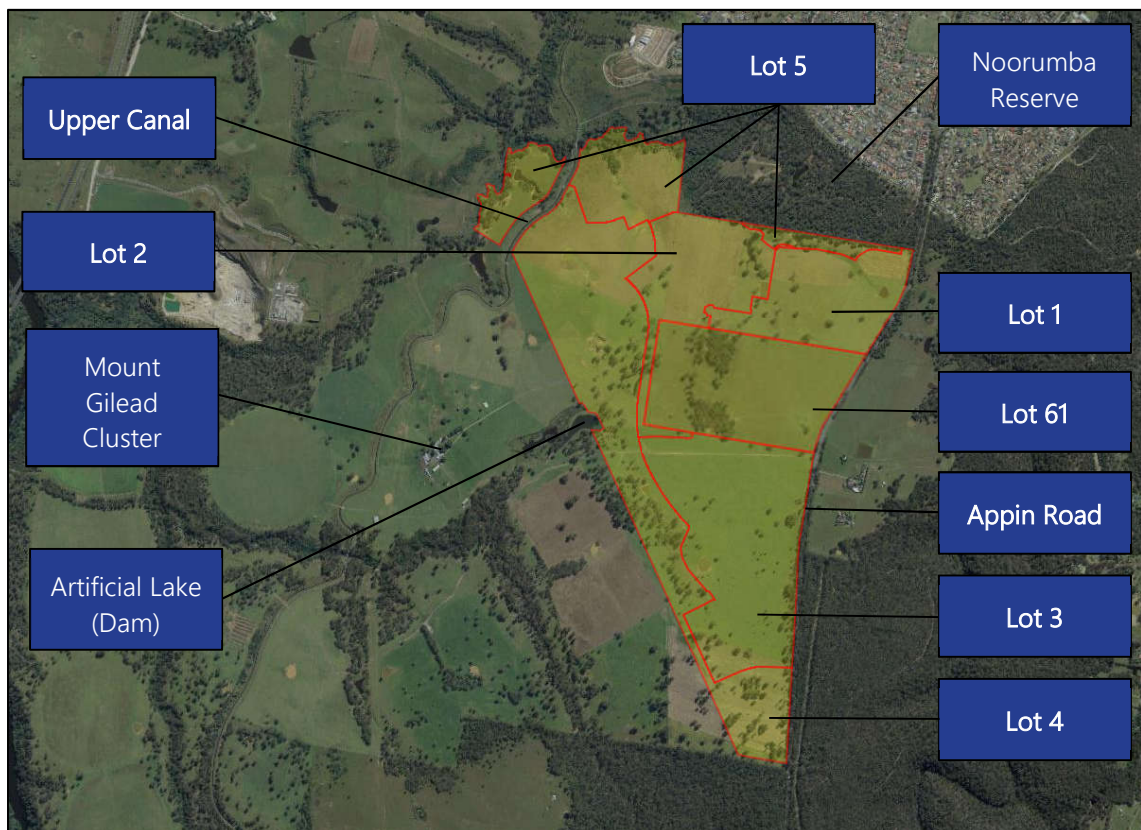


2.2 Site description

The site includes Lots 1 to 5 in DP 1240836 and Lot 61 in DP 752042 and has a frontage of over 2.2km to the western side of Appin Road. Combined, the site has an area of 216ha and an irregular wedge shape as shown in **Figure 6**.

The site is generally clear of structures with the majority of vegetation having been previously cleared for cattle grazing. Access to the site is provided by existing rural driveways from Appin Road, which is designated as a 'classified road' under the control of Roads and Maritime Services. A low voltage aboveground transmission line bisects Lot 3 in DP 1240836 and supplies the homestead on Lot 1 in DP 1218887.

The site has been subject to extensive cattle grazing and subsequently has been cleared of a majority of vegetation. Remaining stands of significant vegetation are to be rehabilitated and conserved under a Biodiversity Certification Agreement and BioBank Agreements that have been executed over the site.



Source: Six Maps, 2018

Figure 6. Aerial view of the site

There are no heritage items contained within Lots 1 to 5 in DP 1240836 however, there are items on adjoining properties. These include an artificial lake (dam) within Lot 1 in DP 1218887 which is listed as a Local Heritage Item in the LEP.



Lot 1 in DP 1218887 also contains 'Mount Gilead' consisting of a collection of stone buildings and old mill that is identified as a Local Heritage Item. The NSW Heritage Council are in the process of finalising an application to list Lot 1 in DP 1218887 as a State Heritage item.

The Upper Canal is external to the site, traversing through Lot 5 in DP 1240836, and is listed as a State Heritage Item.

Beulah to the south of Lot 4 in DP 1240836 contains a State Heritage listed house.

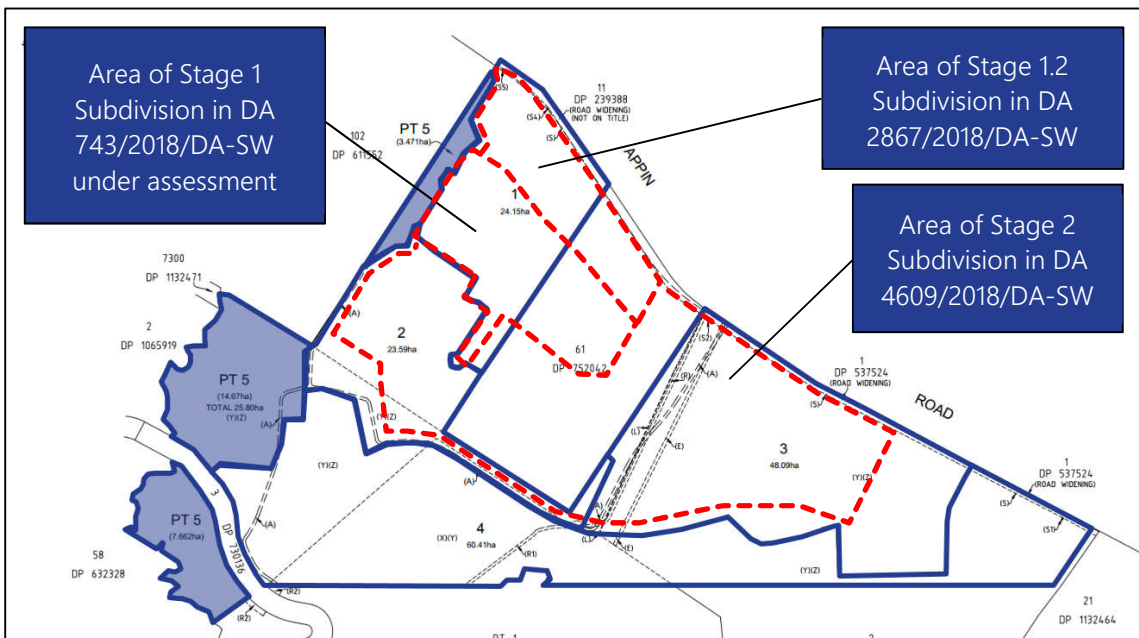
Lot 61 in DP 752042 does not contain any listed heritage items. It does contain areas that may contain local archaeological potential associated with the siting of the former Hillsborough Homestead and associated orchard.

2.3 Site development activity

During the original rezoning, the site was identified as Lot 61 in DP 752042 and Lot 3 in DP 1218887. Lot 3 in DP 1218887 lot has since been subdivided into five superlots, Lots 1 to 5 in DP 1240836, to facilitate Lendlease's staged development of the site.

A DA for earthworks over the entire site (3868/2017/DA-CW) has been approved by Council and Lendlease are in the process of obtaining a Construction Certificate for the first stage of earthworks. DAs for Stage 1 Subdivision to create 333 residential lots and Stage 1.2 Subdivision to create 138 residential lots over Lot 1 in DP 1240836 and Lot 61 in DP 752042 are also under assessment with Council as shown in **Figure 7**.

Development of the site will continue to be undertaken in stages and is important to note that during the course of the Planning Proposal, the property details will change and will need to be updated.



Source: LTS, 2017

Figure 7. Current subdivision activity on the site



2.4 Surrounding Locality

The character of the locality is rural with some tracts of bushland, primarily to the east of Appin Road.

The frontage of the site to Appin Road will be subject to road widening as part of a Roads and Maritime Services planned upgrade (subject to separate approval) to accommodate increased traffic associated with the future development in the area and to provide safe entry and exit to the site. To the north of the site is the existing suburb of Rosemeadow which is characterised by low density residential.

The southern and western borders of the property comprise large rural lots and some bushland. The area to the south and west is also identified for future residential development in the Greater Macarthur Land Release Investigation and LUIP. Lendlease is pursuing a separate Planning Proposal with Council and DPE to rezone land to the west of the site.

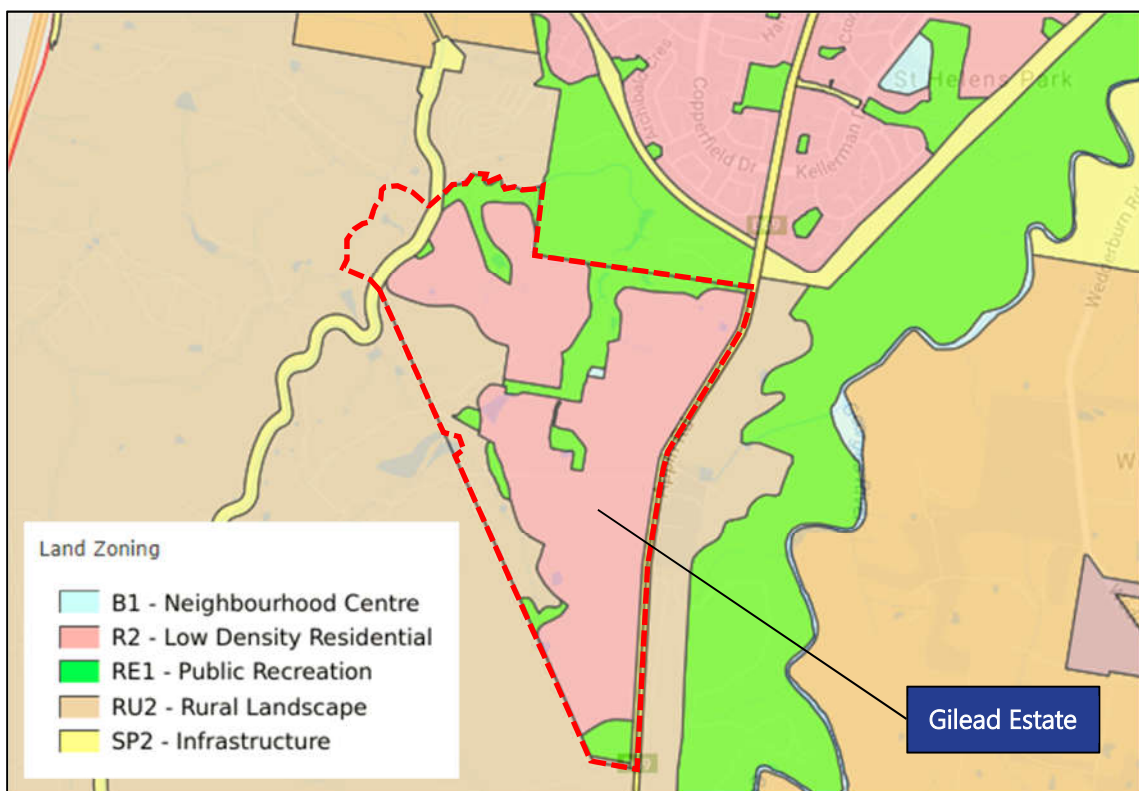


3 Current planning controls

3.1 Relevant Environmental Planning Instruments

The principal environmental planning instrument applying to the site is *Campbelltown Local Environmental Plan 2015*. An amendment to the LEP commenced on 8 September 2017 which formally rezoned the site for urban development purposes as listed below and shown in **Figure 8**:

- R2 Low Density Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation
- RU2 Rural Landscape
- SP2 Infrastructure - Classified Road



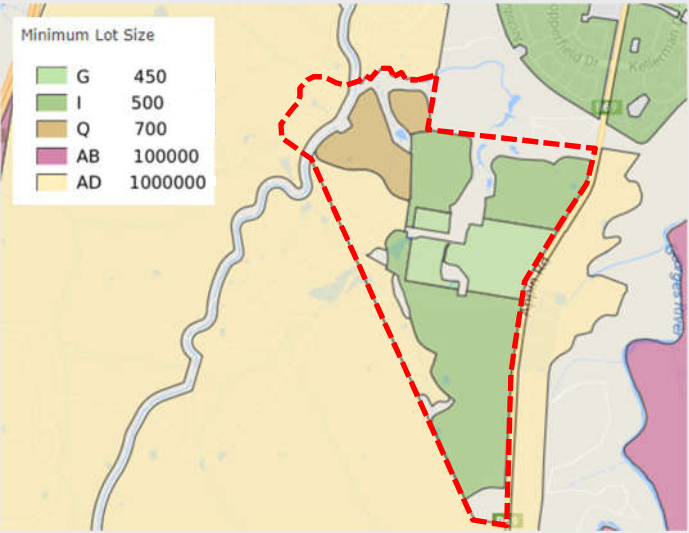
Source: DPE Planning Portal, 2017

Figure 8. Current land use zoning

The LEP also provides additional relevant planning controls to guide future development of the site including maximum heights for buildings, floor space ratios and minimum lot sizes for subdivision. The LEP clauses and maps relevant to the site and this Planning Proposal are detailed in **Table 2**.



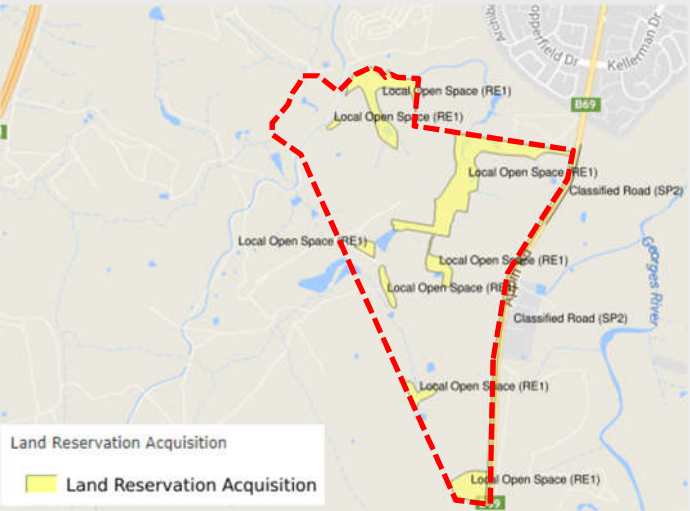
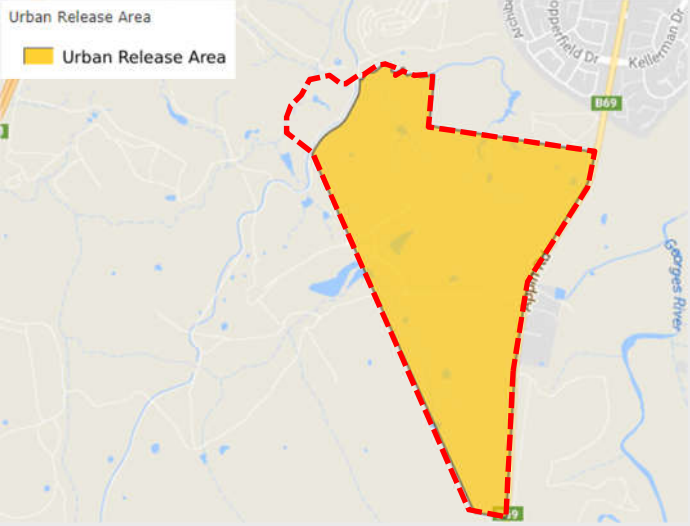
Table 2. Current LEP controls relevant to the site

Planning Control	Requirements and Map																								
Clause 4.1 Minimum subdivision lot size	 <p>Sets a base minimum lot size for subdivision of between 450m² to 700m² for R2 zoned land and 100ha for RU2 zoned land. Subclause 4.1(4C) also permits the minimum lot size to be varied to 375m² over part of the site (where the 450m² minimum lot size applies to Lot 61 in DP 752042) for a maximum of 65 lots in select locations.</p>																								
Clause 4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones	<p>This clause establishes the minimum starting lot sizes and final lot sizes required for different types of housing as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #003366; color: white;">Housing type</th> <th style="background-color: #003366; color: white;">Starting Lot Size</th> <th style="background-color: #003366; color: white;">End Lot Size</th> </tr> </thead> <tbody> <tr> <td>Dwelling house</td> <td>500m²</td> <td>500m²</td> </tr> <tr> <td>Dual occupancy</td> <td>700m²</td> <td>300m²</td> </tr> <tr> <td>Semi-detached dwelling</td> <td>700m²</td> <td>300m²</td> </tr> <tr> <td>Attached dwelling</td> <td>1,000m²</td> <td>300m²</td> </tr> <tr> <td>Multi dwelling housing</td> <td>1,000m²</td> <td>300m²</td> </tr> <tr> <td>Centre-based child care facilities</td> <td>800m²</td> <td>Not applicable</td> </tr> <tr> <td>Residential flat buildings</td> <td>1,200m²</td> <td>1,200m²</td> </tr> </tbody> </table>	Housing type	Starting Lot Size	End Lot Size	Dwelling house	500m ²	500m ²	Dual occupancy	700m ²	300m ²	Semi-detached dwelling	700m ²	300m ²	Attached dwelling	1,000m ²	300m ²	Multi dwelling housing	1,000m ²	300m ²	Centre-based child care facilities	800m ²	Not applicable	Residential flat buildings	1,200m ²	1,200m ²
Housing type	Starting Lot Size	End Lot Size																							
Dwelling house	500m ²	500m ²																							
Dual occupancy	700m ²	300m ²																							
Semi-detached dwelling	700m ²	300m ²																							
Attached dwelling	1,000m ²	300m ²																							
Multi dwelling housing	1,000m ²	300m ²																							
Centre-based child care facilities	800m ²	Not applicable																							
Residential flat buildings	1,200m ²	1,200m ²																							
Clause 4.1E Exception to minimum lot sizes for certain land in Mount Gilead Urban Release Area	<p>This clause allows the minimum lot size of RU2 zoned land to be varied below 100ha where it will enable the development of R2 zoned land and land identified on the Urban Release Area map.</p>																								



Planning Control	Requirements and Map
<p>Clause 4.3 Height of buildings</p>	<div data-bbox="598 315 1289 840"> </div> <p data-bbox="534 853 1348 909">The maximum building heights for R2 zoned land range from 6m to 8.5m with heights for RU2 and B1 zoned land at 9m.</p>
<p>Clause 4.3A Height restrictions for certain residential accommodation</p>	<p data-bbox="534 943 1348 999">In addition to the maximum building heights in clause 4.3, this clause limits the height of various housing types to 2 storeys.</p>
<p>Clause 4.4 Floor space ratio</p>	<div data-bbox="614 1111 1310 1630"> </div> <p data-bbox="534 1653 1390 1738">The Floor Space Ratio (FSR) map sets an FSR of 0.55 for R2 zoned land on the site. Subclause 2(A) then provides for additional increases in FSR for different housing types.</p>



Planning Control	Requirements and Map
<p>Clause 5.1 Relevant acquisition authority</p>	 <p>Land that is zoned RE1 is identified for acquisition by Council and land zoned SP2 Infrastructure - Classified Road by Roads and Maritime Services (RMS).</p>
<p>Clause 5.1A Development on land intended to be acquired for public purposes</p>	<p>This clause restricts the range of permissible uses on RE1 and SP2 zoned land to be acquired by Council or RMS.</p>
<p>Clause 6.1 Arrangements for designated State public infrastructure</p>	 <p>Requires satisfactory arrangements for State public infrastructure to be made prior to the subdivision of land, in an Urban Release Area, for residential purposes.</p>
<p>Clause 6.2 Public utility infrastructure</p>	<p>Requires Council to be satisfied that essential utility services can be delivered to the site to enable development.</p>



Planning Control	Requirements and Map
Clause 6.3 Development control plan	Requires the preparation of a development control plan prior to development occurring on the site.
Clause 7.17 Development in Zone RE1	For development of RE1 zoned land other than traditional recreation areas and facilities, Council is required to consider the need for the alternative development, the impact of that development on any natural site conditions and future use of the land.
Clause 7.20 Terrestrial biodiversity	<div data-bbox="614 611 1310 1137" data-label="Image"> </div> <p data-bbox="534 1153 1396 1243">That part of the site that is to be retained and revegetated under the Biodiversity Certification Agreement is identified as a Terrestrial Biodiversity area. Development needs to be carried out outside of these areas and avoid impacts on these areas.</p>



4 Revised masterplan

Since taking a controlling interest in the site, Lendlease have had the benefit of completing comprehensive survey, civil engineering design and technical studies to better understand the site's conditions, opportunities and constraints to inform the overall delivery of the development. In addition, during the finalisation of the LEP amendment that rezoned the site, DPE released the *Greater Macarthur Land Release Preliminary Strategy and Action Plan (GMLR Action Plan)* and subsequent LUIP and Structure Plan.

The LUIP identifies a broad structure for the site and wider Gilead Precinct including key road links, conservation outcomes, need for retail and employment centres and need to create more opportunities for housing diversity and more affordable product. The LUIP was informed by an additional Retail Market Analysis that accompanied the Wilton Interim Land Use and Infrastructure Implementation Plan that provided the scale of centres within the Greater Macarthur region.

Based on the review of site conditions, additional technical investigations and the Department's strategy for Greater Macarthur, the following key opportunities and constraints for the site:

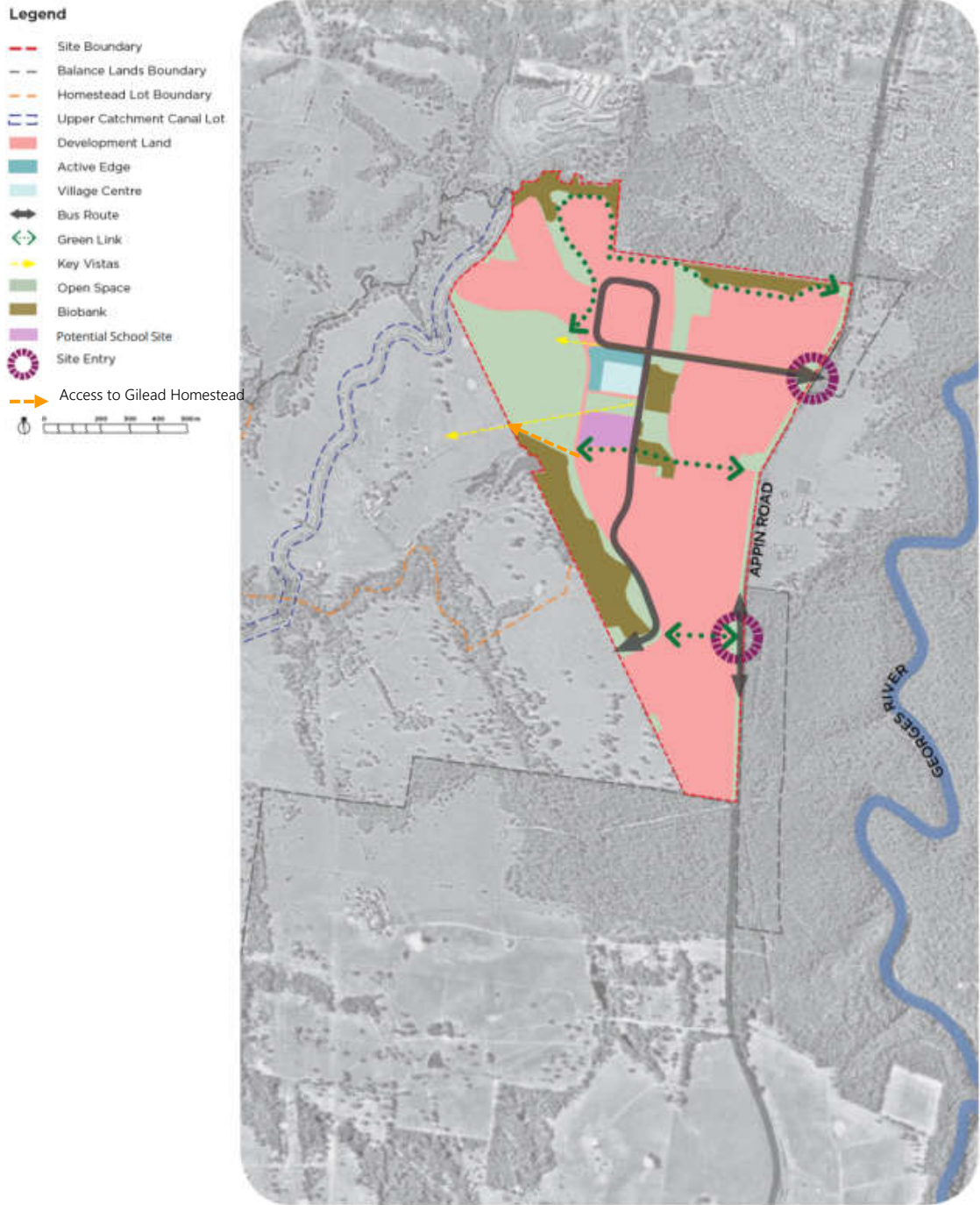
- The retail market analysis identified the need for a Mt Gilead Town Centre within proximity to the MDP Land (up to 8,700m²) and Menangle Park Environs Town Centre (4,400m²) further west of the MDP Land within Lendlease's landholding to provide opportunity for retail and employment uses within to meet the needs of the wider community as it develops.
- Refinement to the higher order road network through the site to respond to the major road links identified in the Strategy, improve internal bus routes and provide appropriate road connections to Lendlease's land to the immediate west.
- The existing 'One Tree Hill' and surrounds provides an opportunity for additional and consolidated public open space to support the development of the site and wider Gilead Precinct.
- Whilst not identified as a Local Heritage Item, the former Hillsborough Cottage presents an opportunity for additional open space and historical interpretation.
- Opportunity to reduce urban heat island impacts through increased open space areas, greater street tree planting and setting requirements for tree planting and materials in future dwellings.
- The current controls limit opportunities for housing diversity and more affordable product.

Further detail outlining the site's opportunities and constraints and how it informed the preparation of the revised masterplan is provided at **Appendix A**.

Following this review, Lendlease has revised the masterplan for the site to realise these opportunities, resolve these constraints in the current control regime and improve the overall deliverability of development over the site as outlined below and illustrated in the masterplan in **Figure 9** and landscape masterplan at **Figure 10**.

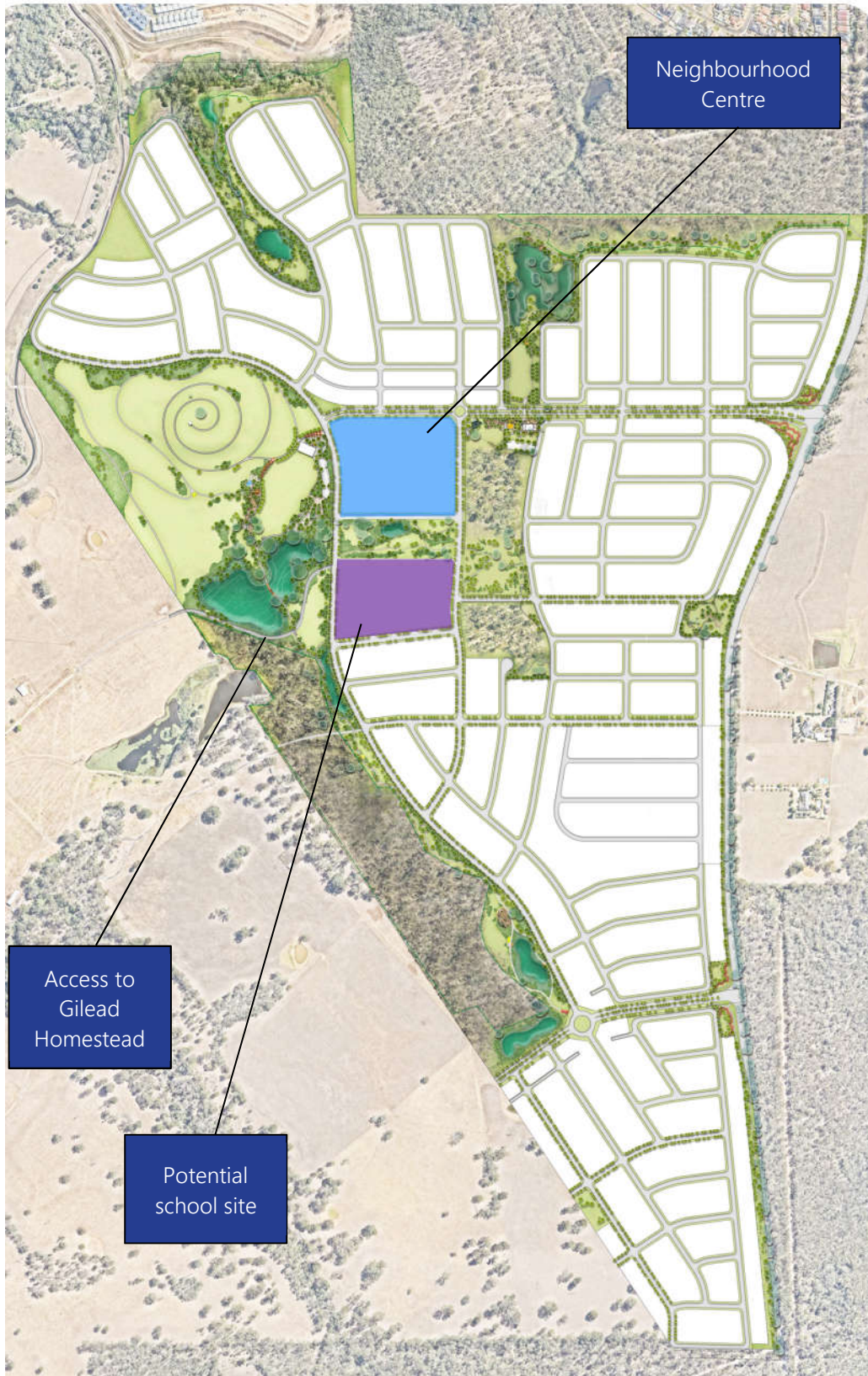
- A revised road and block layout capable of delivering greater diversity in lot sizes and housing types to allow a greater variety of market entry price points to be offered to the community.
- Provide opportunities for increased residential density in areas that benefit from increased amenity and access to open space, a village centre, potential school site and revised bus route.

- In line with Council's proposed approach to the application of the Low Rise Medium Density Housing Code, clearly identify land that this policy is intended to be used by zoning it R3 Medium Density Residential
- Delivery of a revised landscape and open space network that improves linear pedestrian and cycle connections as well as increasing the overall quantum of open space to be provided to the community. This sees the amount of dedicated open space increased from 13.26ha to 32ha to meet the demands of the future community generated on the site and to partially contribute to the future demands generated by the development of Lendlease's land to the west.
- The creation of the new 'Gilead Parklands' centred around 'One Tree Hill' and natural amenity that will be preserved in BioBanking sites. It also includes the enlargement of a number of planned open space areas whilst responding to physical site constraints and establishment of a new park on the former Hillsborough Cottage site.
- A revised higher order road network to improve access through the site, consistent with DPE's structure plan and that allows for future connections into Lendlease's landholding to the west.
- Inclusion of a new mixed-use village centre collocated with the Gilead Parklands and revised collector road network.
- Adoption of revised road cross sections for collector roads and green link roads, over and above the requirements of the Development Control Plan, to increase street tree planting and tree canopy cover. Refer to the attached
- Adoption and enforcement of the Figtree Hill 'Home Design Guidelines', over and above the requirements of the Development Control Plan (**DCP**), to improve tree canopy cover and specify solar absorption ratings for roofs to help counter Urban Heat Island impacts.



Source: E8 Urban and Aspect Studios, 2018

Figure 9. Revised masterplan for Figtree Hill estate



Source: E8 Urban and Aspect, 2018

Figure 10. Landscape masterplan for Figtree Hill estate



4.1 Minimising Urban Heat Island Impact and increasing canopy cover

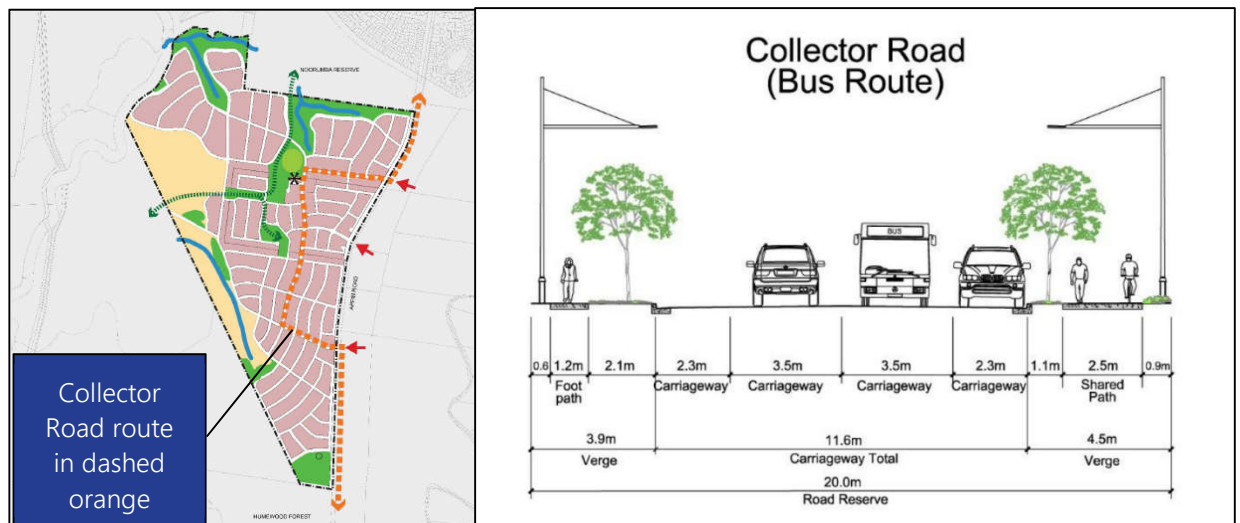
As outlined above, Lendlease is proposing to adopt revised development controls in support of the masterplan to help minimise Urban Heat Island impacts within the development. The specific development standards aim to improve tree planting opportunities within higher order road reserves and individual lots to improve canopy cover and also reduce the overall solar absorption of dwellings by restricting the use of dark coloured roofing materials. The following requirements are intended to be incorporated within the DCP as follows:

4.1.1 Amendment higher order road cross sections

Currently the DCP currently adopts a 20m wide road reserve for the collector road network (refer to **Figure 11**) and is in line with the majority of greenfield release areas. This provides for verges on either side that range from 3.9m to 4.5m to accommodate footpaths, services, light poles and provides for two strips of street trees.

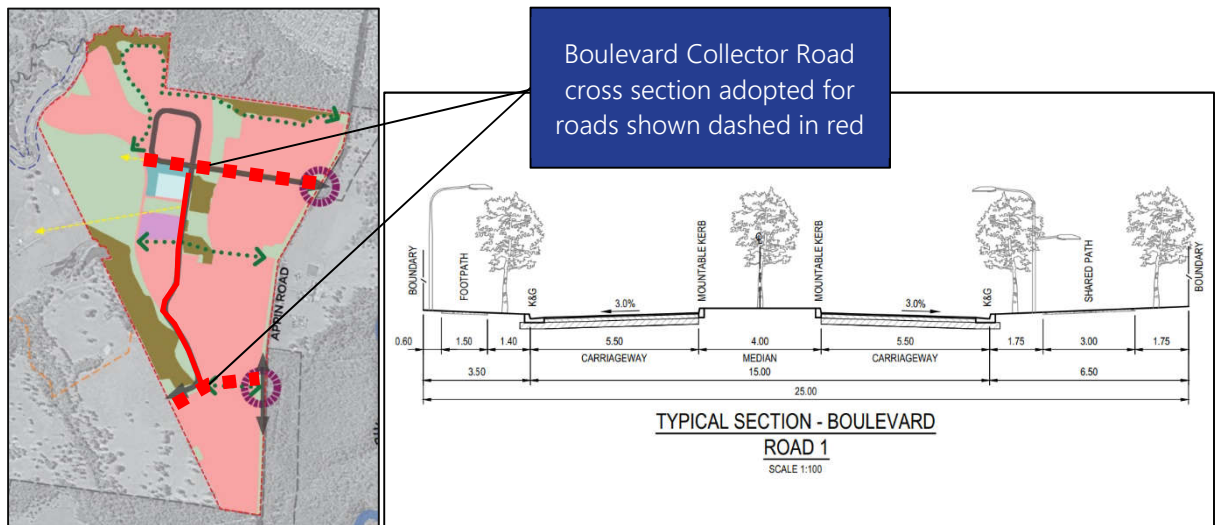
Through the revisioning of the project, Lendlease has adopted a different road cross section for the main sections of the Collector Road network. This has been done to recognise its function to move pedestrians, cyclists, private vehicles and buses through the development but also to increase opportunities for greater street tree planting. As illustrated in **Figure 12**, the revised cross section applies to both the northern and southern entry roads into the site. This road now adopts a 25m wide cross section. The design continues to cater for bus services and on street parking but provides for a best practice share path widths (3m up from 2.5m), incorporation of a 4m wide median.

This revised cross section for the northern Collector Road provides for an additional strip of street planting for approximately 990m and increased southern verge that provides for another strip of street tree planting for 990m versus the DCP cross section. The adoption of the cross section for the southern Collector Road also provides for a landscaped median as well as additional strip of tree planting along the southern verge for 450m than would otherwise not be delivered under the current DCP.



Source: CCC, 2017 as amended by GLN

Figure 11. Existing Collector Road cross section



Source: Aspect and Cardno, 2018 as amended by GLN

Figure 12. Increased Collector Road planting cross section

In advance of this Planning Proposal, Lendlease have already engrained these revised cross sections within the Stage 1 and 2 DAs that will deliver these sections of the Collector Road network.

4.1.2 Increased in lot tree planting

At present, the DCP does not specify a requirement for a minimum number of trees to be planted on residential lots for future dwellings. Under *State Environmental Planning Policy (Exempt and Complying Codes) 2008*, there is a requirement for dwellings approved under Complying Development to provide one tree reaching up to 8m in the front setback and one tree reaching up to 5m in the rear setback areas. To assist in the delivery of increased tree canopy in the development, Lendlease have adopted Dwelling Design Guidelines (refer to **Appendix B**) that require:

- a minimum two trees within the front setback area that will reach a height of at least 4m to 6m
- at least 50% of the front setback to be landscaped with turf and garden beds with a significant area planted with shrubs of 600mm in height at time of planting.
- a minimum two trees within the rear setback area that will reach a height of at least 4m to 6m

This approach alone should result in at least 1,700 additional trees being planted than would otherwise be achieved under the existing controls. As part of the dwelling approval process, purchasers in the estate will require approval from Lendlease’s Design Review team prior to obtaining lodgement of a development application or Complying Development Certificate. This requirement for design approval is currently mandated in the sales contracts provided for lots and has been successfully implemented on a number of other estates Australia wide.

It is intended that the DCP is amended to require these planting outcomes. These requirements are to apply to lots that are 375m² or more in size (being the smallest lot size currently achievable). Lendlease intend to work with Council to devise appropriate controls for more compact product to



improve tree canopy cover. Lendlease is keen to work with Council to identify a preferred planting list to make this process easier for homebuilders to deliver.

In advance of this Planning Proposal, Lendlease have already engrained these additional landscaping requirements within the sales contracts for the initial stages of subdivision.

4.1.3 Reduced solar absorption in building materials

To complement the additional requirements for on lot tree planting, to further limit the contribution of dwellings to Urban Heat Island impacts, Lendlease has adopted Dwelling Design Guidelines to guide homebuilders and purchasers in the selection of building materials. The guidelines require that:

- Garage doors be selected from a palette of natural and lighter colours with Solar Absorption ratings between 0.32 and 0.64 as classified by the National Construction Code
- Encourage the use of lighter coloured materials for driveways, hardstand and trafficable areas
- Metal roofs have a maximum Solar Absorption rating of no more than 0.60 as classified by the National Construction Code
- Tiled roofs have a maximum Solar Absorption rating of no more than 0.80 as classified by the National Construction Code

In advance of this Planning Proposal, Lendlease have already engrained these additional landscaping requirements within the sales contracts for the initial stages of subdivision.

4.2 Local infrastructure to support the development

The Mt Gilead Stage 1 Planning Agreement applies to the site and makes provision for Lendlease to deliver the necessary local infrastructure to support the development. Whilst the overall yield of the development is not proposed to be amended, the revised landscape and open space masterplan does alter the nature and extend of local infrastructure that is to be provided to support the incoming community and potential future land releases in the region. Lendlease intend to update both the Infrastructure Services Delivery Plan and Planning Agreement to revise the schedule of works to reflect the changes to the collector roads, stormwater management and open space network. A letter of offer to revise the Planning Agreement to this effect has been provided at **Appendix C**.



5 Planning Proposal

This section of the report outlines and discusses the components of this Planning Proposal in accordance with the Department of Planning and Environment's '*A guide to preparing planning proposals*', dated August 2016. These components include:

- Part 1: Objectives and Intended Outcome
- Part 2: Explanation of Provisions
- Part 3: Justification for the objectives, outcomes and process for implementation
- Part 4: Maps
- Part 5: Community Consultation

5.1 Part 1: Objectives or Intended Outcomes

The objective / intended outcomes of this Planning Proposal are outlined below.

- Provide a new zoning regime that:
 - refines the extents of residential and public recreation zoned land to reflect the revised open space and landscape masterplan
 - introduces an area of R3 Medium Density Residential
 - resizes and relocates the B1 Neighbourhood Centre to B4 Mixed Use to reflect the draft Preliminary Structure Plan for the Greater Macarthur Priority Growth Area and Wilton Retail Market Analysis for the Greater Macarthur Priority Growth Area and provide more immediate retail opportunities for Greater Macarthur
 - zones land that are identified as BioBanks or Managed Land in the Biodiversity Certification Agreement as E2 Environmental Conservation to provide a greater level of protection in line with the community's expectations.
- Amend the minimum subdivision lot size map to allow for the excision of surplus RU2 Rural Landscape zoned land from Lot 5 in DP 1240836
- Amend the minimum subdivision lot size map to adopt a 450m² for part of the land zoned R2 Low Density Residential and not apply a minimum lot size to the R3 Medium Density Residential zoned land
- Include provisions to further vary the minimum subdivision lot size to encourage greater housing diversity in areas that benefit from greater amenity
- Correct provisions that may preclude the ability to construct dwelling houses on lots less than 500m²
- Remove the floorspace controls from residential zoned land to reflect new release area housing product and include floor space controls for B4 Mixed Use zoned land
- Adjust the height of building controls to reflect standard requirements in greenfield release areas and establish appropriate heights for the areas to be zoned R2, R3 and B4
- Adjust the Land Reservation Acquisition map to reflect the revised open space and landscape masterplan and known utility infrastructure locations
- Amend the terrestrial biodiversity map to reflect the revised conservation and open space outcomes to be delivered over the site



5.2 Part 2: Explanation of Provisions

The explanation of provisions provides a detailed statement of how the LEP will be amended to achieve the objectives and intended outcomes.

5.2.1 Summary

It is proposed to amend the LEP as follows:

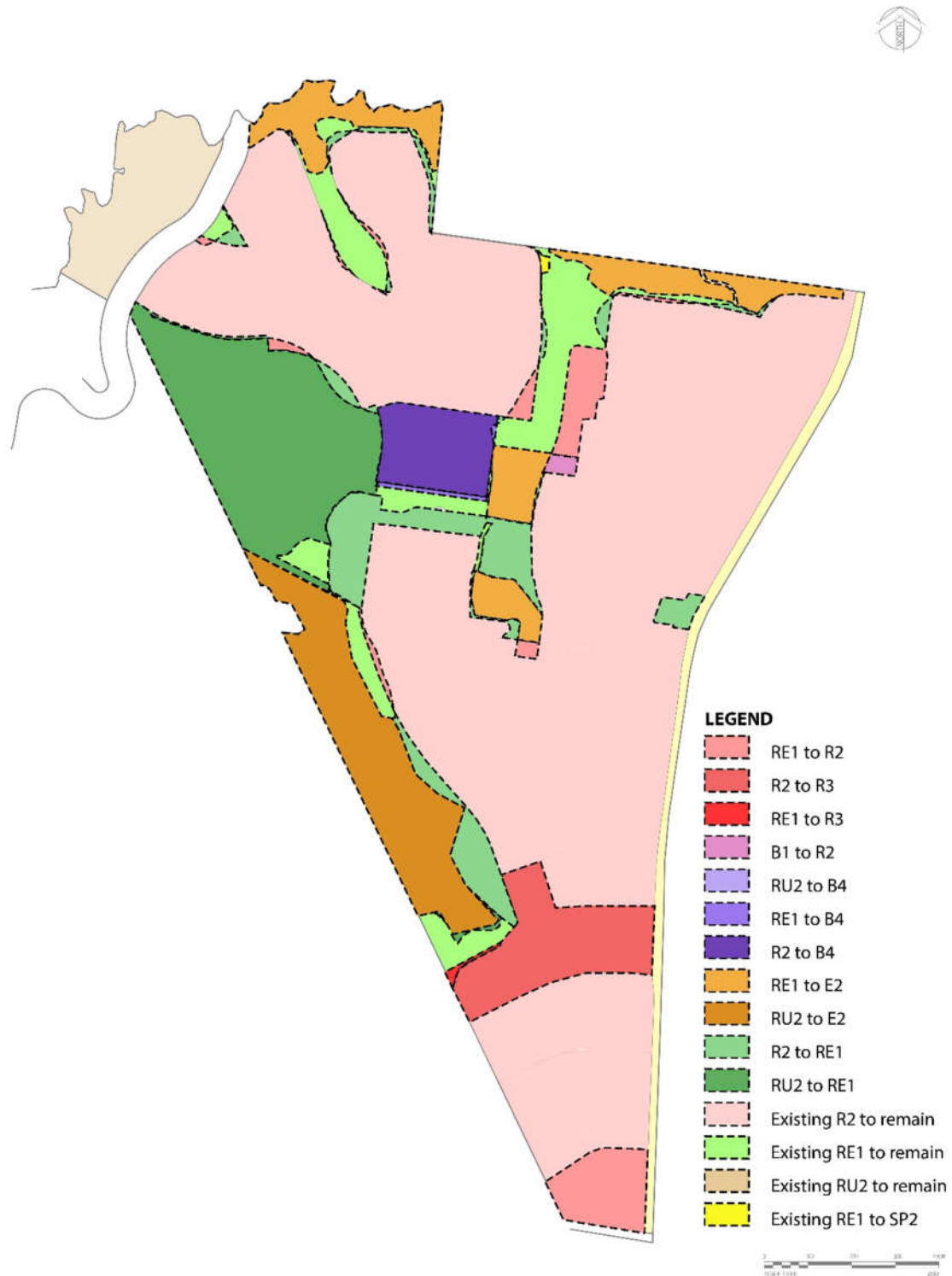
- Update the LEP Land Zoning Map (Sheets 003, 004 and 009) to align land use zones with the revised masterplan prepared for the site. This includes the introduction of R3 Medium Density Residential and B4 Mixed Use zoned land as well as the refinement of RE1 Public Recreation land extents. Areas identified as BioBanks and Managed Lands under the Biodiversity Certification Agreement are proposed to be zoned E2 Environmental Conservation.
- Update the Minimum Lot Size Map (Sheets 003, 004 and 009) to apply a minimum subdivision lot size of 450m² for a portion of the site R2 zoned land with no minimum lot size to apply to land zoned R3 Medium Density Residential and B4 Mixed Use.
- Update the Minimum Lot Size Map (Sheets 003 and 004) to specify a lower minimum lot size (5ha) to allow the excision of RU2 Rural Landscape land on Lot 5 in DP 1240836 from the remaining residential zoned land.
- Amend Clause 4.1(4C) to provide opportunities to vary the minimum lot size for subdivision of R2 zoned land down to between 300m² to 450m² to for a maximum of 510 lots (30% of total yield) to encourage greater housing diversity.
- Amend Clause 4.1C to provide improved opportunities for greater housing diversity by changes to the starting and final lot sizes for different types of housing that are in line with current best practice greenfield areas.
- Update the Height of Buildings Map (Sheets 003, 004 and 009) to apply a maximum building height of 12m to R3 zoned land and 15m for proposed B4 zoned. It includes the increase of building heights from 8.5m to 9m to match adjoining land and align with Council's other new release areas in the Local Government Area.
- Amend Clause 4.3A to provide opportunities for different housing types to exceed the 2-storey height control on R3 zoned land.
- Amend the Floor Space Ratio Map (Sheets 003, 004 and 009) to remove Floor Space Ratio (**FSR**) controls from applying to residential zoned land to improve consistency with the Greenfield Housing Code and common release area practice.
- Amend Clause 4.4 (2A) by excluding its application to the site in line with the outcomes intended by removing FSR controls form the FSR Map.
- Update the Land Reservation Acquisition Map (Sheets 003, 004 and 009B) to align with the revised open space and landscape masterplan and include known utility infrastructure.
- Amend the Terrestrial Biodiversity map to reflect the revised conservation and open space outcomes to be delivered over the site

5.2.2 Zoning map detail

The proposed amendments to the Land Zoning Map are illustrated within **Figure 13**. The changes to the other maps flow from the changes to the Land Zoning Map. A detailed description for each of the proposed amendments to Land Zoning Map is illustrated within Error! Reference source not



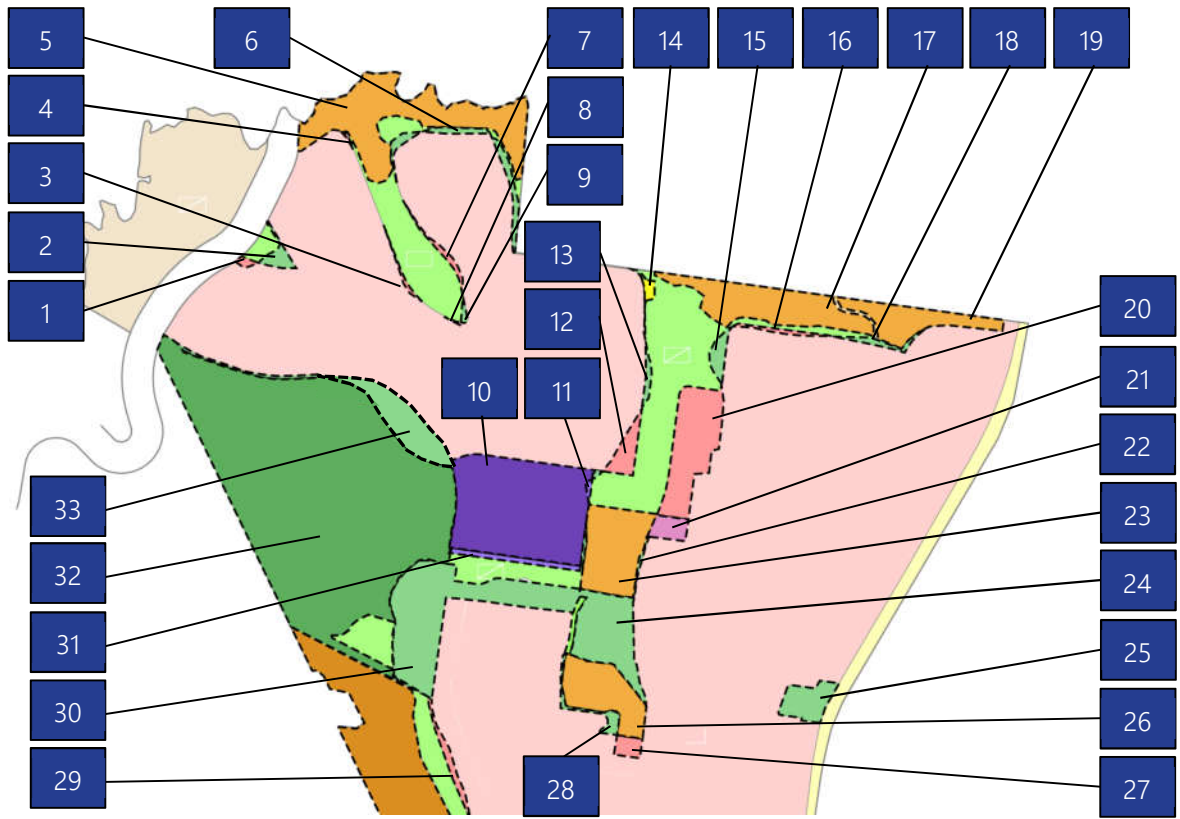
found. and **Figure 15** and outlined within **Table 3** on the following pages. The table also identifies the associated planning controls to be amended, where applicable, in conjunction with the proposed zoning amendment. Plans nominating changes to other planning control maps are provided at **Appendix D**.



Source: Cardno and GLN, 2019

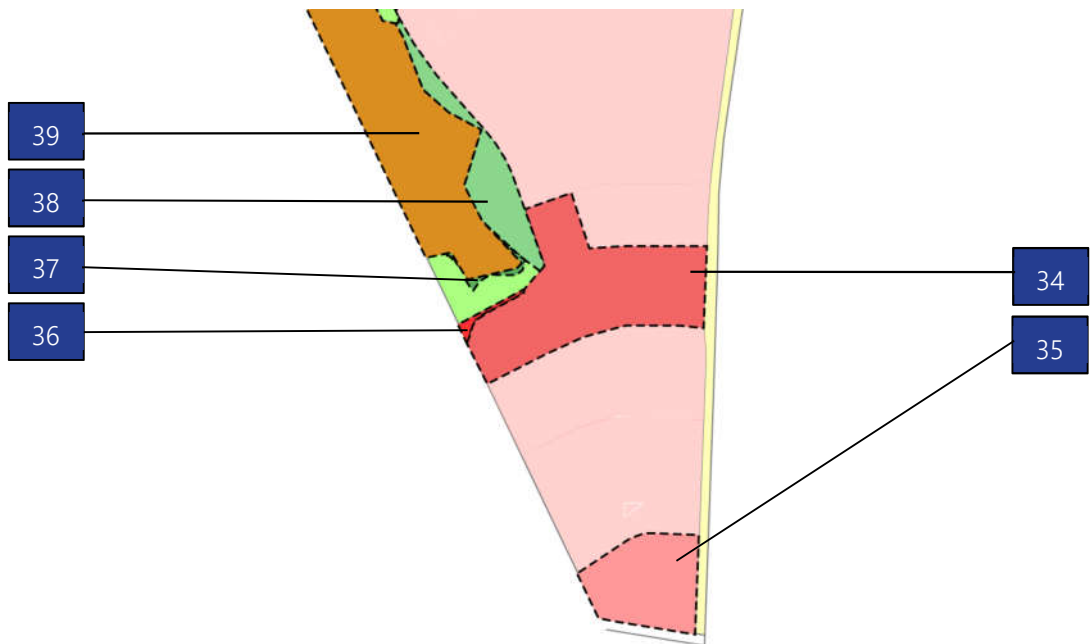


Figure 13. Changes to existing zones



Source: Cardno and GLN, 2018

Figure 14. Detailed zoning changes at northern end of the site



Source: Cardno and GLN, 2019



Figure 15. Detailed zoning changes at southern end of the site

Table 3. Summary of proposed Land Zoning Map amendments

No.	Zoning Change	Associated Development Controls
1, 3, 4, 7, 8	This area is currently zoned RE1 Public Recreation to provide for a dual use stormwater drainage and open space function. Proposed to be rezoned R2 Low Density Residential to allow for more conventional subdivision lot layout.	<p>Removal of affectation on Land Reservation Acquisition Map.</p> <p>Adopt the following mapped development standards to match adjoining land:</p> <ul style="list-style-type: none"> • Minimum Lot Size - 450m² • Height of Building - 9m
2, 6, 9, 13, 30, 33	This area is currently zoned R2 Low Density Residential. Proposed to be rezoned to RE1 Public Recreation to allow for rationalised residential lot layout and facilitate dual use stormwater drainage and open space function.	<p>Identify on the Land Reservation Acquisition Map with Council as the acquisition authority.</p> <p>Removal of building height, FSR and minimum lot size affectation as per Councils' standard practice for RE1 zoned land.</p>
5, 17, 19	This area is part of the Noorumba BioBank and is currently zoned RE1 Public Recreation. Proposed to be zoned E2 Environmental Conservation to provide greater level of zoning protection.	Land Reservation Acquisition map to be updated to remove acquisition authority. Lendlease is obligated to dedicate this land to Council under the Biodiversity Certification.
10	This area is currently zoned R2 Low Density Residential. The GMLR Action Plan identified the need for both a Village and Town Centre within land controlled by Lendlease. However, the current zoning of the site does not make provision for this. As such, this area will be rezoned B4 Mixed Use to provide opportunity for up to 4,000m ² of retail and employment gross floor area and associated residential development.	<p>The minimum subdivision lot size (and map) is proposed to be removed. This is to allow for an innovation area for different housing types that will complement the retail and commercial uses and benefit from increased amenity that comes with proximity to public transport and the 'Gilead Parklands'. Lendlease will work with Council to prepare flexible controls as part of the amendment to the DCP.</p> <p>The maximum height of buildings (and map) is proposed to be increased from 8.5m to 15m to allow opportunities for shop top housing and low rise residential flat buildings.</p> <p>It is proposed to amend the FSR to 2:1 to provide adequate opportunities for retail development to be delivered with associated shop top housing.</p>
11	This area is currently zoned RE1 Public Recreation but is surplus to the core 'managed land' identified in the Biodiversity Certification. Proposed to zone this area B4 Mixed Use to match adjoining land to the west.	<p>Refer to comment on 10 above.</p> <p>Remove land from the Land Reservation Acquisition map.</p>
12, 16, 20, 29, 35	This area is currently zoned RE1 Public Recreation. Proposed to be rezoned R2 Low Density Residential to allow for more conventional subdivision lot layout and service delivery.	<p>Removal of affectation on Land Reservation Acquisition Map.</p> <p>Adopt the following mapped development standards to match adjoining land:</p> <ul style="list-style-type: none"> • Minimum Lot Size - 500m²



No.	Zoning Change	Associated Development Controls
		<ul style="list-style-type: none"> Height of Building - 9m
14	This area of land is currently zoned RE1 Public Recreation (outside of the Mt Gilead Noorumba BioBank). Sydney Water has approved a Review of Environmental Factors over this area that approves the construction of a Sewer Pump Station. This land is to be zoned SP2 Infrastructure – Wastewater and dedicated to Sydney Water and as such, the acquisition burden is also to be removed by Council.	<p>Update the Land Reservation Acquisition map to specifically identify this land.</p> <p>Amend clause 5.1 to nominate Sydney Water as the acquisition authority.</p>
15, 18, 38	This area is currently zoned R2 Low Density Residential. Proposed to be rezoned to RE1 Public Recreation to allow for rationalised residential lot layout and increased buffer to the BioBank areas.	<p>Identify on the Land Reservation Acquisition Map with Council as the acquisition authority.</p> <p>Removal of building height, FSR and minimum lot size affectation as per Councils' standard practice for RE1 zoned land.</p>
21	This area of land is currently zoned B1 Neighbourhood Centre. This was intended to facilitate the delivery of a 'Community Hub' comprising of a building with a 500m ² area of multi-function space with associated carparking area for 38 vehicles. The Community Hub will now be relocated onto B4 Mixed Use zoned land closer to the northern end of the Gilead Parklands in the revised masterplan. Proposed to rezone this land to R2 Low Density Residential.	<p>Adopt the following mapped development standards to match adjoining land:</p> <ul style="list-style-type: none"> Minimum Lot Size - 450m² Height of Building - 9m
22, 24, 28	This area is currently zoned R2 Low Density Residential. Proposed to be rezoned to RE1 Public Recreation to allow for rationalised residential lot layout and increased buffer to the Managed Land areas.	<p>Identify on the Land Reservation Acquisition Map with Council as the acquisition authority.</p> <p>Removal of building height, FSR and minimum lot size affectation as per Councils' standard practice for RE1 zoned land.</p>
23, 26	This area is part of the Managed Land area and is currently zoned RE1 Public Recreation. Proposed to be zoned E2 Environmental Conservation to provide greater level of zoning protection.	Land Reservation Acquisition map to be updated to remove acquisition authority. Lendlease is obligated to dedicate this land to Council under the Biodiversity Certification.
25	This area is currently zoned R2 Low Density Residential. Proposed to be rezoned to RE1 Public Recreation to allow for more centralised open space and interpretation of former Hillsborough Cottage site.	<p>Identify on the Land Reservation Acquisition Map with Council as the acquisition authority.</p> <p>Removal of building height, FSR and minimum lot size affectation as per Councils' standard practice for RE1 zoned land.</p>
27	This area is currently zoned RE1 Public Recreation but is surplus to the core 'managed land' identified in the Biodiversity Certification. Proposed to zone this area Low Density Residential to match adjoining land to the west.	<p>Remove land from the Land Reservation Acquisition map.</p> <p>Adopt the following mapped development standards to match adjoining land:</p> <ul style="list-style-type: none"> Minimum Lot Size - 450m²



No.	Zoning Change	Associated Development Controls
		<ul style="list-style-type: none"> Height of Building - 9m
31	<p>This area is currently zoned RE1 Public Recreation but is surplus to the open space function. This area was previously to incorporate a public road than an open space function. Proposed to zone this area B4 Mixed Use to match adjoining land to the north.</p>	<p>Refer to comment on 10 above.</p>
32, 37	<p>This area is currently zoned RU2 Rural Landscape. Proposed to be rezoned to RE1 Public Recreation to improve the interface with the Macarthur Onslow BioBank.</p>	<p>Identify on the Land Reservation Acquisition Map with Council as the acquisition authority.</p> <p>Removal of building height, FSR and minimum lot size affectation as per Councils' standard practice for RE1 zoned land.</p>
34	<p>To increase opportunities for greater housing diversity into a defined section of the estate, this area will be rezoned from R2 to R3 Medium Density Residential. This area benefits from increased amenity with access to the southern end of the Gilead Parklands and collector road network that will also lead into the Balance Land to the west.</p> <p>This change of zoning has been identified to delineate this area from R2 zoned land as it will also benefit from different minimum lot size for subdivision and increased building height controls.</p>	<p>The minimum subdivision lot size is proposed to be removed to provided flexibility in the final built form. This is consistent with current best practice for R3 zoned land in the North West and South West Priority Growth Area. The DCP is to be amended (post Gateway) to establish appropriate built form and subdivision controls.</p> <p>The maximum height of buildings (and map) is proposed to be increased from 8.5m to 12m.</p> <p>The FSR control is to be removed. As above, the application of FSR in a greenfield setting for this form of development is irregular and the DCP will establish appropriate built form controls.</p>
36	<p>This area is currently zoned RE1 Public Recreation to provide for a dual use stormwater drainage and open space function. Proposed to be rezoned R3 Medium Density Residential to match adjoining land and to allow for more conventional subdivision lot layout.</p>	<p>The minimum subdivision lot size (and map) is proposed to be reduced from 500m² down to 125m². This is consistent with current best practice for R3 zoned land in the North West and South West Priority Growth Area.</p> <p>The maximum height of buildings (and map) is proposed to be increased from 8.5m to 12m.</p> <p>It is proposed to amend the FSR to provide adequate opportunities for small lot housing to be delivered. For small lot housing, an FSR of at least 1.1:1 is required or alternatively, built form can be adequately controlled by site coverage provisions within a DCP.</p>
39	<p>This area is part of the Macarthur-Onslow BioBank and is currently zoned RU2 Rural landscape. Proposed to be zoned E2 Environmental Conservation to provide greater level of zoning protection.</p>	<p>No change.</p>



5.2.3 Development Control detail

Further to the land use zone changes described above, a series of amendments to the mapped development controls that apply to R2 and R3 zone land are also proposed as outlined in **Table 4** and in the draft plans at **Appendix D**.

Table 4. Summary of planning control map changes

Map	Current Control	Proposed Control
Lot Size Map (003, 004 and 009)	R2 land - 450m ² , 500m ² and 700m ² RU2 land - 100ha	R2 land - 450m ² and 500m ² R3 land – No minimum lot size B4 land – No minimum lot size RU2 land - 5ha
Height of Buildings Map (003, 004 and 009)	R2 - 6m and 8.5m	R2 land - 9m R3 land - 12m B4 land - 15m
Land Reservation Acquisition Map (003, 004 and 009)	Land reservation shown for RE1 zoned land and widening required for Appin Road	Refine extents of land reservation to reflect revised extents of RE1 and SP2 zoned land for sewer pumping station
Floor Space Ratio Map (003, 004 and 009)	R2 land - 0.55:1	R2 land – No FSR to apply R3 land – No FSR to apply The application of an FSR control within a land release context for R2 and R3 zones is uncommon. The usual approach is for floor area to be addressed via building envelope and site coverage controls via an amendment to the DCP (post Gateway). B4 land – 2.0:1
Urban Release Area Map (003)	Part Lot 5 in DP 1240836 omitted.	Include remainder of Part Lot 5 in DP 1240836 to avoid need for 'satisfactory arrangements' for this land when subdivided in the future. Note land intended to be used for infrastructure for open space purposes
Terrestrial Biodiversity Map (004)	Southern portion of the site zoned RE1 Public Recreation is identified as containing Biodiversity - Significant Vegetation	Remove 'Biodiversity - significant vegetation' affectation as this area is to be zoned R2.

In addition to the proposed map changes, the following LEP clauses:



Table 5. Summary of planning control clause changes

Clause	Current Control	Proposed Control
4.1 Minimum subdivision lot size	Clause 4.1(4C) permits the minimum lot size for subdivision of Lot 61 in DP 752042 to be varied to 375m ² where location criteria are met	<p>This subclause would be amended to also apply to Lots 1 to 5 in DP 1240836 and allow for the following lot diversity outcomes to be achieved:</p> <ul style="list-style-type: none"> Reduction in the minimum lot size for R2 zoned land to be reduced to 375m² for up to 255 lots, provided there will be no more than 3 contiguous lots sharing a street frontage. Reduction in the minimum lot size for R2 zoned land to 300m² for up to 255 lots provided: <ul style="list-style-type: none"> there will be no more than 3 contiguous lots sharing a street frontage each lot is located not more than 200m from a bus route, community facility or open space area
4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones	<p>This clause specifies minimum lot sizes to carry out certain types of development and final subdivision lot sizes for individual dwellings as follows:</p> <p>Dwelling Houses 500m² starting and final lot size</p> <p>Dual occupancies 700m² starting and 300m² final lot size</p> <p>Semi-detached dwellings 700m² starting and 300m² final lot size</p> <p>Attached dwellings 1,000m² starting and 300m² final lot size</p> <p>Multi dwelling housing 1,000m² starting and 300m² final lot size</p> <p>Centre-based child care facilities 800m² starting lot size</p> <p>Residential flat buildings 1,200m² starting and final lot size</p>	<p>This clause contradicts the ability to subdivide lots down to 375m² and 450m² for dwelling houses as permitted by existing clause 4.1(4C) and requirements amendment. Further, it limits the viability of all other housing types in a greenfield context.</p> <p>An exemption to this clause for the Mt Gilead release area is proposed to correct this situation and allow for greater housing choice and diversity. It is intended that a revised DCP will include appropriate provisions to control individual lot sizes, similar to the Campbelltown Growth Centres Development Control Plan. The intended controls would provide for the following:</p> <ul style="list-style-type: none"> Dwelling houses – Down to 300m² where location criteria in clause 4.1(4C) are met for R2 zoned land and 125m² for R3 zoned land Dual occupancies – To remain at 700m² for starting lot size and 300m² for end lot size for R2 zoned land Semi-detached dwelling – To remain at 700m² for starting lot size and 300m² end lot size for R2 zoned land to remain and starting lot size of 250m² and end lot size of 125m² for R3 zoned land Attached dwellings – Will no longer be permissible in R2 zone as per Council Planning Proposal, no minimum lot size to apply to R3 zoned land to remain



Clause	Current Control	Proposed Control
		<ul style="list-style-type: none"> Multi-dwelling housing – Will no longer be permissible in R2 zone as per Council Planning Proposal, no minimum lot size to apply to R3 zoned land to remain Centre based child care – Remain at 800m² for R2 and R3 zoned land Residential flat buildings – Not applicable to R2 and R3 zoned land
4.3A Height restrictions for certain residential accommodation	Despite clause 4.3 providing a maximum building height, this clause limits the number of storeys for different types of residential development.	A new subclause is proposed to permit the number of storeys for different residential development on R3 zoned land to 3 storeys, including dwelling houses, attached dwellings, semi-detached dwellings and multi-dwelling housing.
4.4 Floor space ratio	<p>Clause 4.2(2) specifies a maximum FSR for buildings as per the Floor Space Ratio Map that is generally 0.55:1.</p> <p>Clause 4.2(2A) then provides additional floor space for different types of residential development as follows:</p> <p>Dwelling houses in R2 and R3 zones, plus 0.55:1 to a total of 1.1:1</p> <p>Dual occupancies in R2 and R3 zones, plus 0.45:1 to a total of 1:1</p> <p>Multi dwelling housing in R2 zones, plus 0.45:1 to a total of 1:1</p> <p>Multi dwelling housing in R3 zones, plus 0.75:1 to a total of 1.3:1</p> <p>Centre-based child care facilities in a residential zone, plus 0.55:1 to a total of 1.1:1</p>	<p>It is necessary to specify a new FSR of 2.0:1 for the B4 zoned land to allow the delivery of the associated commercial floorspace and suitable residential built form.</p> <p>It is also proposed to remove the specification of FSR to R2 and R3 zoned land to reflect standard practice for greenfield release areas.</p>

5.3 Part 3: Justification

5.3.1 Need for the Planning Proposal

The need for this Planning Proposal has arisen for a number of reasons as follows:

- To allow the development of the site to respond to DPE's revised structure plan provided in the GMLR Action Plan and LUIIP. This includes the delivery of a retail centre and road and public transport links to aligned more closely with DPE's planned road network for the region.
- Revise the collector road and proposed bus route to serve a greater walking catchment.



- To deliver Lendlease's revised masterplan for the site that will deliver a greater level of amenity and open space network for future residents and the surrounding community.
- To improve vegetation and wildlife links between biodiversity conservation areas.
- To improve the affordability of housing and diversity of housing types that can be delivered on the site.
- To improve the deliverability of development over the site.
- To correct and clarify a number of the land use controls specified for the site in the original planning proposal

Is the Planning Proposal as a result of any strategic study or report?

Yes. The Planning Proposal has been prepared to amend existing land use controls for the site to respond to the identification of the site within the Greater Macarthur Priority Growth Area in the Western City District Plan, GMLR Action Plan and LUIP.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The changes to implement the revised masterplan can only be achieved via amendments to the *Campbelltown Local Environmental Plan 2015*.

5.3.2 Relationship to Strategic Planning Framework

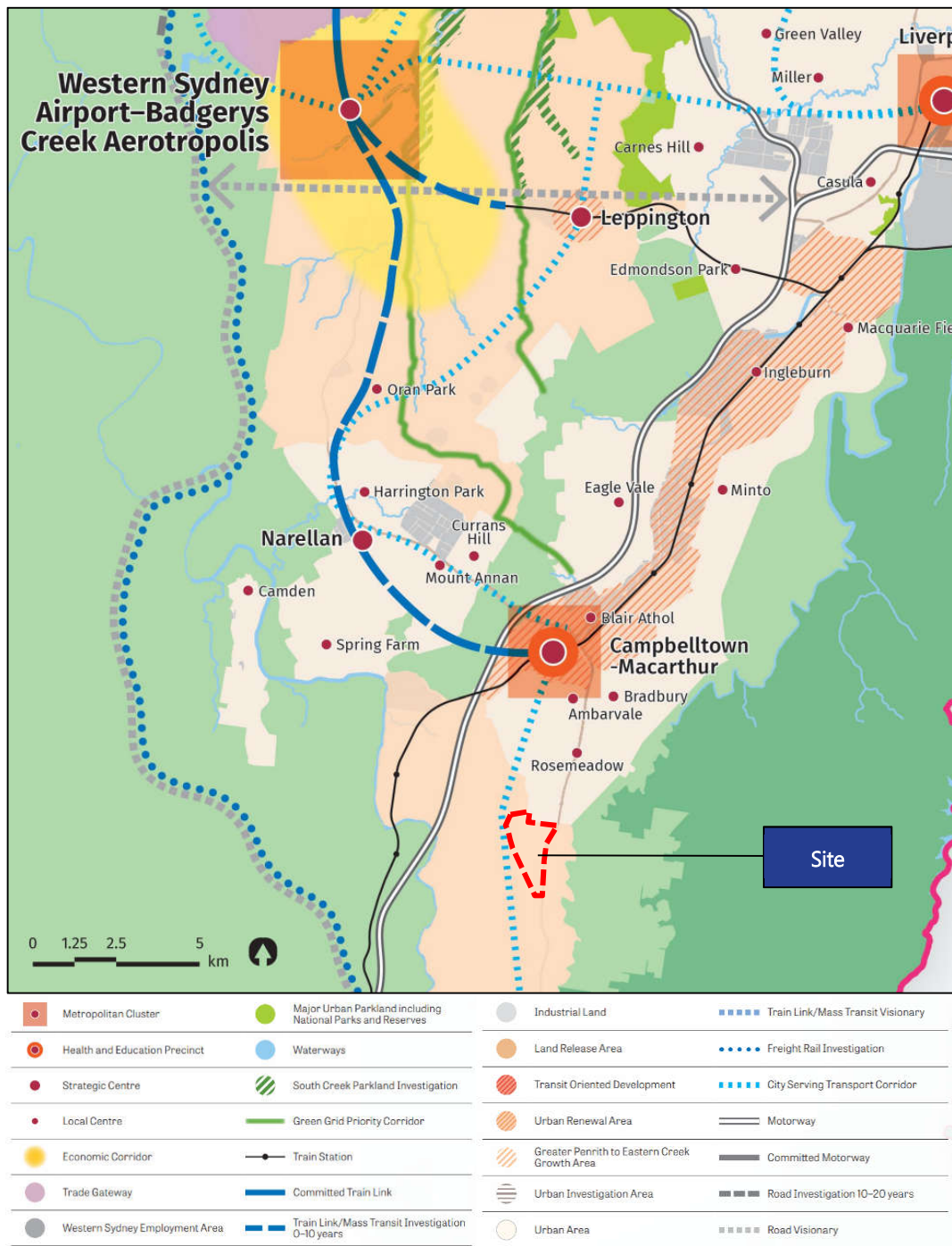
The Planning Proposal is consistent with the objectives and actions of the key planning strategies and policies as outlined below.

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Greater Sydney Region Plan

Since A Plan for Growing Sydney, the GSC has been formed to establish the strategic direction for Sydney to 2056. This has culminated in the release of *the Greater Sydney Region Plan - A Metropolis of Three Cities (Region Plan)* and *Western City District Plan (District Plan)* in March 2018. Both of these plans recognise the strategic importance of the Greater Macarthur region and its contribution to housing supply by declaring the region as a Land Release Area as shown in **Figure 16**.

The Region Plan identifies the overarching directions and objectives to guide growth in the Sydney region. These directions have then been used to provide more specific detail to guide growth and land use decisions in each of the Districts through the relevant District Plans. As outlined below, the Planning Proposal is consistent with the relevant Directions and Actions in the District Plan and therefore is consistent with the Region Plan.



Source: GSC, 2018

Figure 16. GSC Region Plan



Western City District Plan

Following consultation on the draft District Plan in October 2017, the GSC recently adopted the District Plan. The purpose of the District Plan is to set Planning Priorities and actions to guide future growth in the district as well as establish the criteria for the 'strategic merit test' for pre-Gateway Reviews of Planning Proposals. Section 3.8 (3) of the EP&A Act requires:

As soon as practicable after a district strategic plan is made, the council for each local government area in the district to which the plan applies must review the local environmental plans for the area and prepare such planning proposals under section 3.33 as are necessary to give effect to the district strategic plan.

The site is identified as a land release area in the District Plan and is consistent with the Planning Priorities as follows:

Table 6. Consistency with Western City District Plan

Planning Priority	Comment
<p>W1 Planning for a city supported by Infrastructure</p>	<p>The proposed development is supported by growth enabling infrastructure. Lendlease is progressing the detailed design for Appin Road with RMS to allow them to deliver necessary road upgrades to address existing capacity issues and build capacity to support the proposed development. These upgrades including lane duplication of a stretch of 4km, upgrades of key intersections and new intersections to the site will be completed over a 5-year period that responds to the anticipated rate of development.</p> <p>The revised masterplan also refines the internal collector road network and proposed bus route within the site to ensure the infrastructure is sized to meet the additional yield and increase access to public transport. This revised collector road network also ensures future road links into Lendleases' landholdings to the immediate west can be delivered in line with the GMLR Action Plan and draft LUIMP that would otherwise be compromised under the existing land use controls and masterplan.</p> <p>Lendlease is also working with Sydney Water and Endeavour Energy to deliver essential utilities to the site in line with the anticipated rate of development at no additional cost to Government. This infrastructure will be able to be easily augmented in the future to allow progressive development to occur in the Greater Macarthur Land Release area identified in the Sydney Region Plan. Lendlease is also commencing investigations with the Department of Education to confirm opportunities and locations to deliver an education facility on the site that is collocated with the proposed neighbourhood centre and open space network.</p> <p>The revised masterplan provides additional open space in excess of that required for the development. This is intended to be delivered to meet the demand of future development of the balance of Lendleases' landholding to the immediate west of the site. Following the receipt of a favourable Gateway Determination, Lendlease will work with Council to refine the open space network and community facilities and update the Planning Agreement that will apply to the site as required.</p> <p>The revised masterplan also adopts the same approach to Water Cycle Management as previously endorsed in the original rezoning of the site. Lendlease will continue to work with Council through the development assessment process to complete detailed design of the necessary stormwater management infrastructure as development progresses.</p>



Planning Priority		Comment
W2	A collaborative city	As illustrated above, Lendlease is partnering with State Government agencies to coordinate and deliver infrastructure on their behalf that will ensure appropriate access and services are provided to the site but that will also benefit the wider community and enable further development to occur in area to drive early collaboration between Government and private enterprise in line with the City Deal Program for the Greater Macarthur region slated to begin in 2018/19.
W3 and W4	A city for people	<p>The original rezoning and masterplan for the site did not have the benefit of the GMLR Action Plan, draft LUIMP and macro level view of future development in the Greater Macarthur region. Since reviewing the original masterplan, the Planning Proposal is now able to improve accessibility to transport, retail, services and open space. This has been achieved in the revised masterplan through the:</p> <ul style="list-style-type: none"> • Repositioning and consolidation of open space areas that will meet the daily convenience of the anticipated development of the site but have also been sized to contribute to the needs of future development on the balance of Lendlease's landholding • Adoption of a revised collector road and bus route that increases the extent of site that that is within a 400m walking catchment of future bus services. This will also provide through links to balance of Lendlease's landholding to the west to tie in with DPEs' planned future major road and priority transport lines. • Inclusion of a small town centre, in line with DPE's revised thinking for the Menangle Park and Gilead Precincts. This centre will be progressively delivered to meet the needs of the community and grow as further development occurs in the catchment area. • Pursuit of opportunity for Government or private school collocated with open space and neighbourhood centre. • Following receipt of a favourable Gateway Determination, Lendlease will work with Council to ensure the revised open space network delivers a range of spaces to meet the needs of the community that will grow over the site.
W5	Housing the city	<p>The site falls within the Greater Macarthur Priority Growth Area consistent with State Government's land release program and Council's Residential Development Strategy. The District Plan forecasts dwelling completions beginning to occur over the site between 2016 and 2021. The proposed Planning Proposal does not compromise this outcome. As discussed in Table 1, Lendlease is already working with Council on a number of approvals to facilitate the delivery of the first stages of residential development by the end of 2019.</p> <p>The Planning Proposal seeks to increase housing diversity and affordability of homes in the region. The current land use controls that apply to the site are considered to be more appropriate to managing growth in infill environments rather than in new release areas. The current controls significantly constrain the ability to deliver more affordable house and land packages on the site due to higher minimum lot sizes for conventional detached dwellings and common denser forms of greenfield product such as attached dwellings.</p> <p>In the absence of the GSC's implementation strategy for affordable rental housing, in particular for greenfield release areas, to improve diversity and affordability of house and land packages over the site, the Planning Proposal seeks to include appropriate provisions, in line with DPEs' approach to the North and South West Priority Growth Areas. This will see a range of conventional lots for dwelling houses being created between 300m² and 600m² and smaller lot housing in select areas that benefit from greater levels of amenity including</p>



Planning Priority		Comment
		proximity to open space, the town centre and access to the future bus route. This allows for a broader range of market entry points that can be provided on the site versus the current controls that typically restrict more affordable priced land lots (i.e. 375m ² lots) to only 65 or 3.8% of the total current lots on the site.
W6	A city of great places	<p>The Planning Proposal will assist Lendlease in delivering a great place for the future community that will populate the site. The revised masterplan repositions, consolidates and adds to the current open space network to improve access for future residents and encourage a series of walkable and cyclable villages. The open space network will now also recognise an area of local heritage significance, the former Hillsborough Homestead, and allow for its interpretation and ongoing management. The open space network also allows for the delivery of an iconic 'Gilead Parklands' that will satisfy the daily convenience of the planned community for the site, but also serve to meet demands of future development of the balance of Lendlease's landholding to the west.</p> <p>By aligning the masterplan for the site to include a Town Centre, in line with DPES' retail centre hierarchy, the Planning Proposal will also further encourage the delivery of walkable communities by including this as an activity centre at the heart of the development and avoid the need for private vehicle trips offsite for daily convenience.</p>
W7	A well-connected city	<p>As discussed above, the refinement of the open space network and town centre within the site will encourage greater pedestrian and cycling activity within the site rather than forcing future residents to leave the site to access areas providing amenity and daily conveniences.</p> <p>The revised masterplan and collector road network also improves the 400m walking catchments to the future bus route that will provide a link to the Macarthur Centre and Macarthur Station within 10 minutes from the site. The Planning Proposal also only involves changes to existing land use controls and does not compromise the ability for the bus priority corridor identified in the GMLR Action Plan and draft LUIP from being delivered.</p> <p>The upgrades to Appin Road to be delivered by Lendlease in partnership with RMS will improve background traffic conditions, in addition to the planned development of the site, and serve to improve regional road links between Campbelltown Macarthur and Wollongong.</p>
W8, to W11	Jobs and skills for the city	<p>The Sydney Region Plan does not identify the finer grain of retail and employment centres below 'local centres'. As per the draft LUIP and retail demand, the Planning Proposal includes the provision of a Town Centre that will provide for up to 4,000m² of retail gross floor area. This will provide longer term local employment opportunities in addition to the construction phase employment generation over the life of development of the site. The use of the B4 zone will also provide opportunities to deliver additional employment opportunities should demand arise. This will allow for the establishment of appropriate urban services land within the site.</p> <p>The provision of this local centre is consistent with DPE's centre's hierarchy in the draft LUIP and will not compromise Campbelltown Macarthur as the commercial core or initiatives to be implemented under the Western City Deal. Rather, this Planning Proposal will further contribute to the residential community in the region and help support further investment and job creation in Campbelltown Macarthur. As the site is not positioned adjacent to existing industrial lands or centres, it does not represent a significant opportunity to contribute to the local office market.</p>



Planning Priority		Comment
		<p>In endorsing the original rezoning of the site, both Council and DPE considered both the agricultural production and mineral resource values of the site and deemed that the site was better utilised for residential development.</p> <p>Given the distance from the Western Sydney Airport and nature of development, the site is not expected to generate significant tourism demands. However, the revised masterplan, and inclusion of the 'Gilead Parklands' creates an opportunity as a more localised attraction and visitors to the site. Whilst designed to meet the needs of the future Gilead community, the site will be well served by road upgrades and public transport that will make its public open space and facilities accessible to the wider Campbelltown community.</p>
W12 to W18	A city in its landscape	<p>The Planning Proposal will still ensure that the agreed stormwater management regime for the original rezoning of the site, as per <i>Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean Rivers</i> and Council's engineering specifications are delivered. This also includes the reinstatement of more natural environments along the designated riparian corridors as previously agreed with the Department of Primary Industries - Water (now the Natural Resources Access Regulators) and Council in the original rezoning of the site.</p> <p>The site will soon benefit from a Biodiversity Certification that also included the establishment of two BioBank sites and rehabilitation of two additional managed land areas to be transferred into Council's ownership. This outcome will be unchanged by the Planning Proposal. It is also proposed to zone the areas of the BioBanks and Managed Lands as E2 Environmental Conservation to afford a higher level of protection for the vegetation and further restrict permissible uses on the land.</p> <p>There is an area of vegetation at the southern end of the site for which no impact was previously anticipated. This vegetation includes scattered trees and grassland that has been categorised as Shale Sandstone Transition Forest (Low Sandstone Influence) and is an Endangered Ecological Community. No impact on this land was proposed as part of the original rezoning and has subsequently not been assessed in the Biodiversity Certification that will apply to the site. This vegetation will need to be removed to deliver the revised open space network and revised masterplan.</p> <p>This area of vegetation is not identified on the Office of Environment and Heritage's Cumberland Subregion Biodiversity Investment Opportunities Map as being worthy of investigation for retention nor is it identified as part of a regional corridor. It was also not identified on Council's recent Natural Assets Corridor Map.</p> <p>Post Gateway Determination, an assessment of significance will be undertaken to quantify the impacts on this area and determine appropriate biodiversity offsets. Lendlease's intention would be to amend the Biodiversity Certification to reflect the additional offset requirements as part of the rezoning process. Alternatively, an assessment of significance against the requirements of the <i>Biodiversity Conservation Act 2016</i> will be undertaken to support future development applications in this area.</p> <p>The site does not contain any items of local or state heritage significance, however, it does adjoin the Upper Canal that is a State Heritage Item and the Mount Gilead Homestead complex that is a Local Heritage Item that is being considered for State Heritage Listing. Whilst there are no surface remnants of the former Hillsborough Homestead, the original rezoning identified that the site of the former dwelling and orchard may have potential for local significance.</p> <p>The Planning Proposal does not introduce development outcomes that could have any further impact on the significance of the Upper Canal that was not already deemed acceptable.</p>



Planning Priority		Comment
		<p>The proposed curtilage for the Mount Gilead Homestead complex State Heritage listing is still being refined but is understood to now be contained solely within Lot 1 in DP 1218887. The original rezoning identified key view lines from the Old Mill to the North East to One Tree Hill and resulted in the adoption of a reduced building height of 6m being adopted for a depth of approximately 30m on the northern side of One Tree Hill with associated screen tree planting on the periphery.</p> <p>Due to the inclusion of One Tree Hill in the open space network and further distancing of residential development from this area, it is anticipated that the height restriction can be removed with a conventional 9m building height limit being instated in its place. Detailed survey of the sight lines of the Old Mill, relative to the proposed earthworks levels on the northern side of One Tree Hill will be undertaken post Gateway Determination to confirm this outcome. The revised open space network also includes a passive open space area in the depression between the Old Mill and One Tree Hill. This will be within the view lines of the Old Mill and will ensure the view line will remain open. A Heritage Impact Statement will be prepared post Gateway Determination to ensure there is no impact on the significance of the Old Mill and broader Mount Gilead Homestead complex.</p> <p>A Heritage Management Strategy has been prepared for the site of the former Hillsborough Homestead and the Planning Proposal seeks to establish a park over this area to limit further development and allow for the interpretation of the former use of the site.</p> <p>The original rezoning was unable to deliver open space areas within 400m of all homes. The revised masterplan and Planning Proposal will improve this situation through the increase in overall open space and inclusion of new parks, consolidation and relocation of open space areas. The Planning Proposal will continue to deliver a street tree masterplan as per the original rezoning and associated controls, combined with additional open space, to provide an overall increase to the urban tree canopy.</p> <p>Other than along Appin Road, no other potential 'Green Grid opportunities' were identified for the site in the Region Plan. The shared cycleway along Appin Road forms part of the Appin Road Upgrade works that Lendlease is delivering on behalf of the RMS. Regardless, the revised masterplan establishes an open space network that is linked by shared pedestrian and cycle paths and will allow for further connections into the balance of their landholdings and tie into the potential Green Grid links.</p>
W19	An efficient city	<p>The Planning proposal will instate a revised collector road and bus route that will increase the number of homes within a 400m walking catchment to public transport than is achieved under the current planning controls. This will also serve to reduce overall omissions from private vehicles.</p> <p>Current policy and pricing of recycled water infrastructure continues to provide a barrier to the implementation of stormwater harvesting and recycled water schemes in a greenfield context. Should this policy position change, Lendlease is willing to work with Sydney Water to investigate means to implement a scheme for the site.</p>
W20	A resilient city	<p>The Planning Proposal does not result in any additional exposure to natural and urban hazards from the original rezoning.</p> <p>The inclusion of additional open space and street tree planting will also assist in the reduction of the Urban Heat Island Effect on the site.</p> <p>The Planning Proposal also seeks to formalise development controls (through amendment to the DCP) to improve tree planting and canopy outcomes within</p>



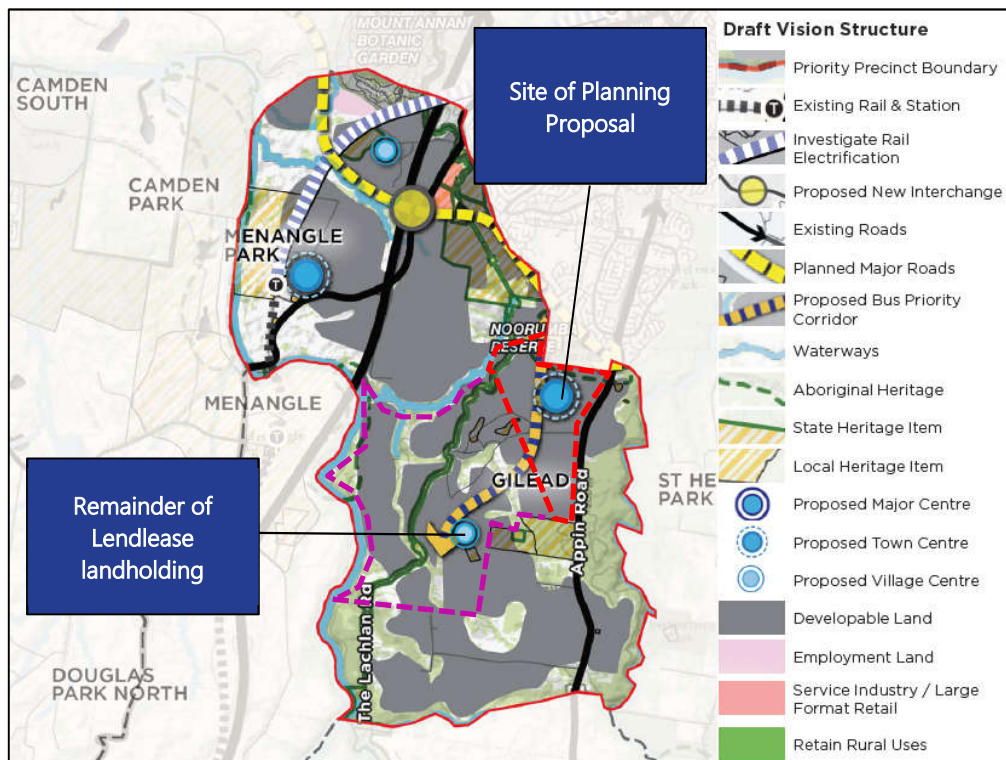
Planning Priority	Comment
	individual lots and streets. It also serves to formalise dwelling design requirements that Lendlease is adopting in their own Dwelling Design Guide to require to improved building materials to reduce solar absorption in dwelling construction.

Greater Macarthur Land Release Preliminary Strategy and Action Plan and LUIP

During the course of the original rezoning of the site, DPE released the GMLR Action Plan. This plan provides the framework for future development in the region and identified the capability to accommodate an additional 35,000 new homes between Menangle Park, Gilead and Wilton and associated regional infrastructure. It also provides the pathway for developer led rezoning and development in the area on the basis there is no 'additional' cost to Government.

In addition to the original Planning Proposal for the site, the GMLR Action Plan identifies the opportunity to deliver an additional 13,200 dwellings. This Planning Proposal continues to deliver 1,700 dwellings that will contribute to housing supply in the region and makes provision for additional open space facilities to service future development in Greater Macarthur.

The GMLR Action Plan also identified additional retail and commercial centres not anticipated by the current controls that apply to the site as shown in **Figure 17**. The proposed Town Centre on the site was anticipated to provide for 10,000m² to 20,000m² of employment and retail gross floor area and the Village Centre in the balance of Lendlease's land of between 5,000m² to 10,000m² of employment and retail gross floor area.



Source: DPE, 2015

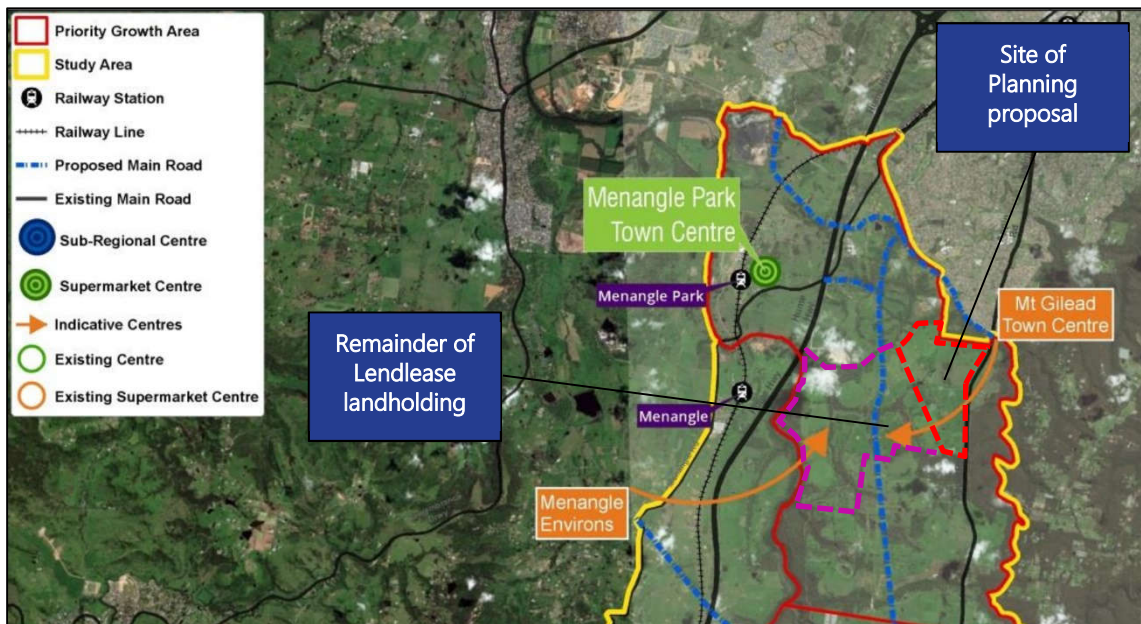
Figure 17. Greater Macarthur Structure Plan



The GMLR Action Plan structure plan also identified a priority bus corridor that would traverse the site. However, this route faces significant ecological and topographic constraints. It is understood that in finalising the original rezoning for the site, that was completed 2 years after the GMLR Action Plan, that DPE has abandoned this structure plan alignment for the bus route and is now looking to align this road further west through the balance of Lendlease's landholding. This is also reflected in the indicative road hierarchy provided in the DPE's subsequent Retail Market Analysis (see **Figure 18**).

Further refinement of the anticipated retail demand has been carried out by DPE as part of the Wilton Interim Land Use and Infrastructure Implementation Plan in the associated 'Greater Macarthur and Wilton Retail Market Analysis' prepared by Urbis. This study still confirms the location of two centres within Lendlease's wider land holding (see **Figure 18**) but has scaled the size of these centre down to 8,700m² of retail floor space for the Mount Gilead Town Centre and down to 4,400m² of retail floor space for the Menangle Environs Town Centre.

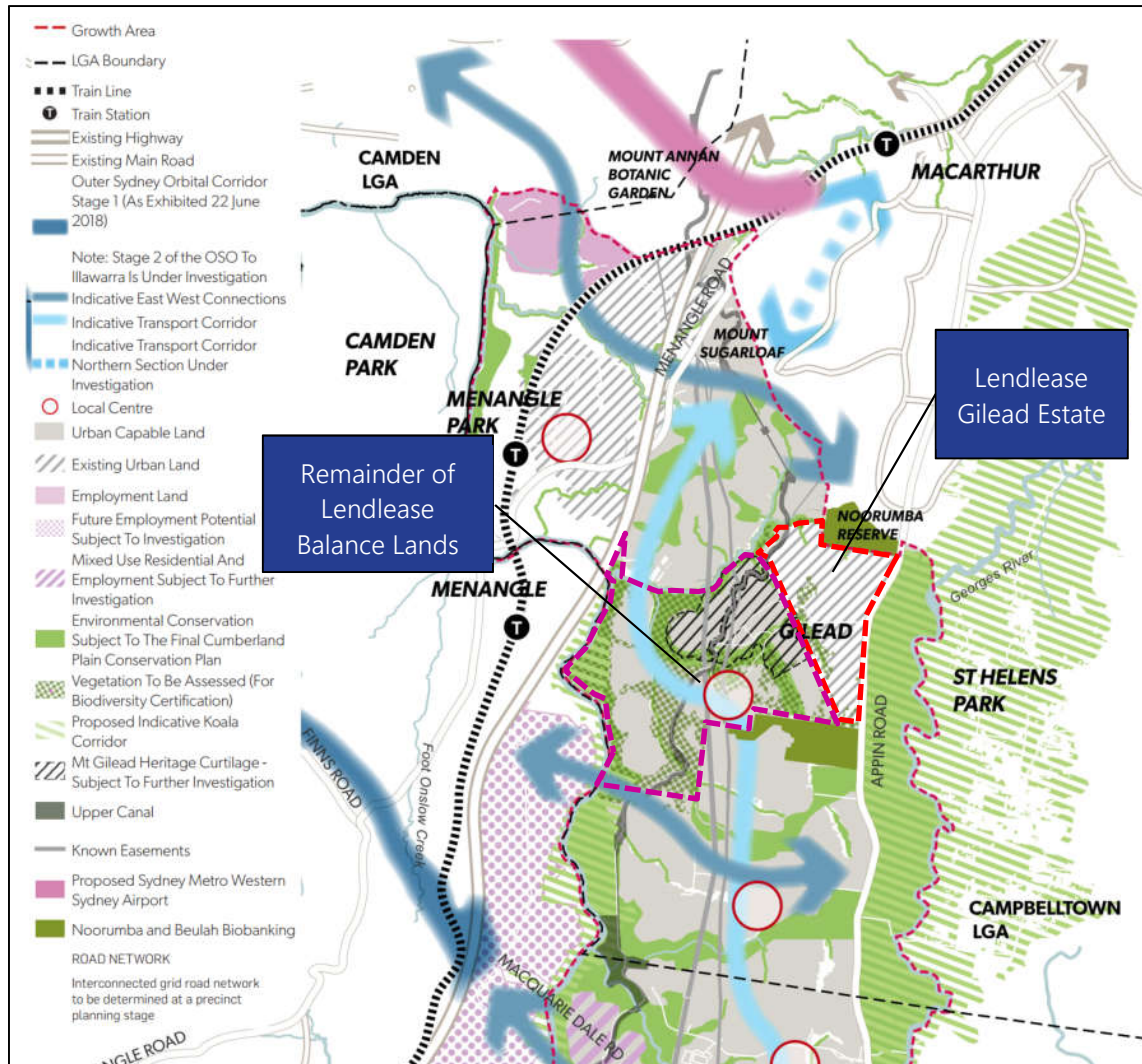
The study also provides an indicative staging for the delivery of both of these centres occurring in 2028 and 2039 respectively based on DPE's lot delivery projections. The study does acknowledge these timings are indicative only and do not necessarily reflect the way retailers may position themselves in earlier years to gain a 'first mover' advantage. Further, the DPE's lot delivery projections assume strict accordance with their release program but fails to consider the number of Precinct Acceleration Proposals made by developers in the region, including Lendlease's offer to commence Precinct Planning for the remainder of their landholdings.



Source: Urbis, 2016

Figure 18. Greater Macarthur revised centre hierarchy

Since the release of the GMLR Action Plan, DPE has placed the draft LUIIP on exhibition. The LUIIP provides more detail on the vision for the Great Macarthur Priority Growth Area and key objectives for place, landscape, built form, land use and movement to guide future rezonings and development of the growth area. It also provides updated thinking on the high-level structure plan as shown in **Figure 19**.



Source: DPE, 2017

Figure 19. Draft Greater Macarthur LUIIP

The LUIIP continues to identify a north-south transport corridor over land to the west of the MDP Land and preferred conservation outcomes. It also provides that the wider Gilead Precinct will deliver approximately 15,100 lots. It also focuses on identifying indicative locations for higher order centres, leaving future Planning Proposals to quantify the need for smaller scale centres. On this basis, it is understood that the larger local centre (Mt Gilead Local Centre) previously identified in the GMLR Action Plan has been relocated to the south-west within Lendlease’s Balance Land. As such, there is still identified demand for a smaller scale centre in the Wilton Retail Market Analysis (Menangle Environs Centre) and this Planning Proposal seeks to deliver this outcome in the MDP Land to



provide more immediate residential amenity and reduce the number of traffic movements required with daily convenience shopping.

In line with the draft LUIP, the Planning Proposal includes the provision of a B4 Mixed Use area of 4ha that will be capable of delivering up to 4,000m² of retail space with associated parking and commercial and residential uses. The retail component is anticipated to be delivered in stages over a 5 to 10 year period as retail demand and consumer catchments are established. This approach has also been taken to allow earlier amenity to be provided for the Gilead and surrounding community as development progresses. It has been positioned to benefit from the collector road network and bus route already established for the site. The location of this centre will also benefit from collector road links through to the major road and bus priority corridor identified in DPE's structure plan for the region.

Is the Planning Proposal consistent with Council’s local strategy or other local strategic plan?

Council has a suite of strategic documents that work together to guide decision making in the LGA. The Planning Proposal is consistent with these strategies as follows:

Campbelltown 2027 - Campbelltown Community Strategic Plan

The Community Strategic Plan sets the ‘big picture’ plan for the Campbelltown Local Government Area and sets Council’s key priorities and outcomes to be pursued to 2027. Key outcomes that the Planning Proposal will assist Council in delivering are outlined in **Table 7**.

Table 7. Consistency with Campbelltown Community Strategic Plan 2027

CSP Outcome	Planning Proposal consistency
Outcome 1 A vibrant city	<ul style="list-style-type: none"> The community will be afforded the opportunity to review the Planning Proposal and engage with Council staff and Councillors in the decision-making process. The Planning Proposal will deliver a revised masterplan that will create great places for the community in the public domain and open space network. Provide for greater interpretation and of historical uses and ownership of the site through the inclusion of the Hillsborough Homestead park. Provide for greater housing choice and diversity.
Outcome 2 A respected and protected natural environment	<ul style="list-style-type: none"> The Planning Proposal maintains the agreed conservation outcomes as per the original rezoning and seeks to provide a greater level of zoning protection of land identified for conservation measures. The Planning Proposal is consistent with Council's Natural Assets Corridor Map.
Outcome 3 A thriving, attractive city	<ul style="list-style-type: none"> Provides for residential and retail growth that is serviced by appropriate infrastructure. The Planning Proposal will still facilitate the delivery of all local infrastructure on behalf of Council through a Planning Agreement to allow Council to direct funding and infrastructure investment to other critical renewal and release area projects.



CSP Outcome	Planning Proposal consistency
<p>Outcome 4 A successful city</p>	<ul style="list-style-type: none"> The revised masterplan and Planning Proposal will put in place a more comprehensive collector road network and bus route that will serve a greater walking catchment within the site. The Planning Proposal continues to respect and manage key environmental and heritage outcomes identified for the site in the original rezoning. The revised masterplan and Planning Proposal will deliver an iconic 'Gilead Parklands' at the heart of the estate that will set Gilead aside from other release areas in the region. The Planning Proposal assists in aligning land use outcomes for the site in line with DPE's GMLR Action Plan, LUIP and associated structure plan.

Campbelltown Local Planning Strategy

This Local Planning Strategy was prepared to inform the preparation of Campbelltown Local Environmental Plan 2015 and guide future land use decisions and previous Community Strategic Plan to 2022. As a consequence of the Region Plan and District Plan, Council will be embarking on the preparation of local planning statements and strategies in the near future in partnership with the GSC. The Planning Proposal still ensures that the site will be developed in line with the vision for Gilead that provides appropriate infrastructure to support the scale of development and retains the agreed conservation outcomes from the original rezoning.

Campbelltown Residential Development Strategy

The Residential Development Strategy was prepared to inform the preparation of *Campbelltown Local Environmental Plan 2015* and nominated the site as a 'greenfield release area'. As above, Council will also be embarking on the preparation of an updated Housing Strategy to identify opportunities for residential growth to meet directions of the Sydney Region plan and District Plan and recognise the establishment of the Greater Macarthur Priority Growth Area and associated housing and development outcomes. The Planning Proposal still ensures that the site will be developed as a greenfield release area and improves alignment with other key strategic policy positions that have been endorsed by State Government since the adoption of the Residential Development Strategy.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPP) that apply to the site. A detailed list of the SEPPs and commentary is provided at **Appendix E**.

Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The Planning Proposal is generally consistent with the Section 9.1 directions issued by the Minister for Planning.

It does present a minor departure to *Direction 1.1 - Business and Industrial Zones* in that it proposes to rezone B1 Neighbourhood Centre land for residential development. However, this land will be replaced with B4 Mixed Use zoned land to facilitate a centre outcome that is more consistent with the GMLR Action Plan and revised retail hierarchy. This minor variation also serves to improve the



ultimate development outcome for the site in line with *Direction 7.2 - Implementation of Greater Macarthur Land Release Investigation*.

A statement of the consistency of this Planning Proposal with these directions is provided at **Appendix F**.

5.3.3 Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

The existing ecological conditions of the site were extensively assessed as part of the original rezoning. This assessment has resulted in the Biodiversity Certification of the site under the *Threatened Species Conservation Act 1995 (TSC Act)*. Whilst the TSC Act has been repealed in lieu of the *Biodiversity Certification Act 2016*, the Minister for the Environment declared that the current application for Biodiversity Certification of the site can continue to be finalised under the TSC Act by order published in the Government Gazette on 24 November 2017.

The Biodiversity Certification Agreement establishes extents of the site that can be impacted upon by urban development ('certified' land), two BioBanks and two 'Managed Land' areas for vegetation to be rehabilitated and conserved and areas that no impact is proposed. The revised masterplan and proposed land use controls have been prepared to match the extent of certified land and BioBanks and Managed Land areas.

Two areas of 'non-certified' land are proposed to be impacted upon as a consequence of the revised masterplan as outlined below and shown in **Figure 20**:

- **Area 1** - Located to the north of the Macarthur Onslow BioBank. This area of land has a scattered stand of trees that has been identified as Grey Box Forest Red Gum Grassy Woodland which forms part of the Cumberland Plain Woodland community that is a Critically Endangered Ecological Community as per the Biodiversity Certification Assessment report being finalised by Council. As per the assessment, this vegetation is not identified as 'Red Flag Vegetation' that cannot stand further loss.

It was previously zoned RU2 Rural Landscape as it was intended to be retained in private ownership. It also provided a buffer between urban development and the Gilead Homestead complex to the west. The Planning Proposal intends to rezone this land RE1 Public Recreation. This will facilitate the delivery of a larger consolidated area of open space that will serve to meet demand of the additional population generated by the Planning Proposal and also serve to provide open space to contribute to the demand generated by development of the balance of Lendlease's landholding to the west.

- **Area 2** - Located at the southern end of the site. This land has a scattered stand of trees that has been identified as low-quality Narrow-leaved Iron Bark - Broad-leaved Ironbark - Grey Gum open forest which forms part of the Shale Sandstone Transition Forest community that is a Critically Endangered Ecological Community as per the Biodiversity Certification Assessment report being finalised by Council. As per the assessment, this vegetation is not identified as 'Red Flag Vegetation' that cannot stand further loss.

This land was previously zoned RE1 Public Recreation for embellishment as a public park. However, the location of this open space at the southern boundary of the site is not well

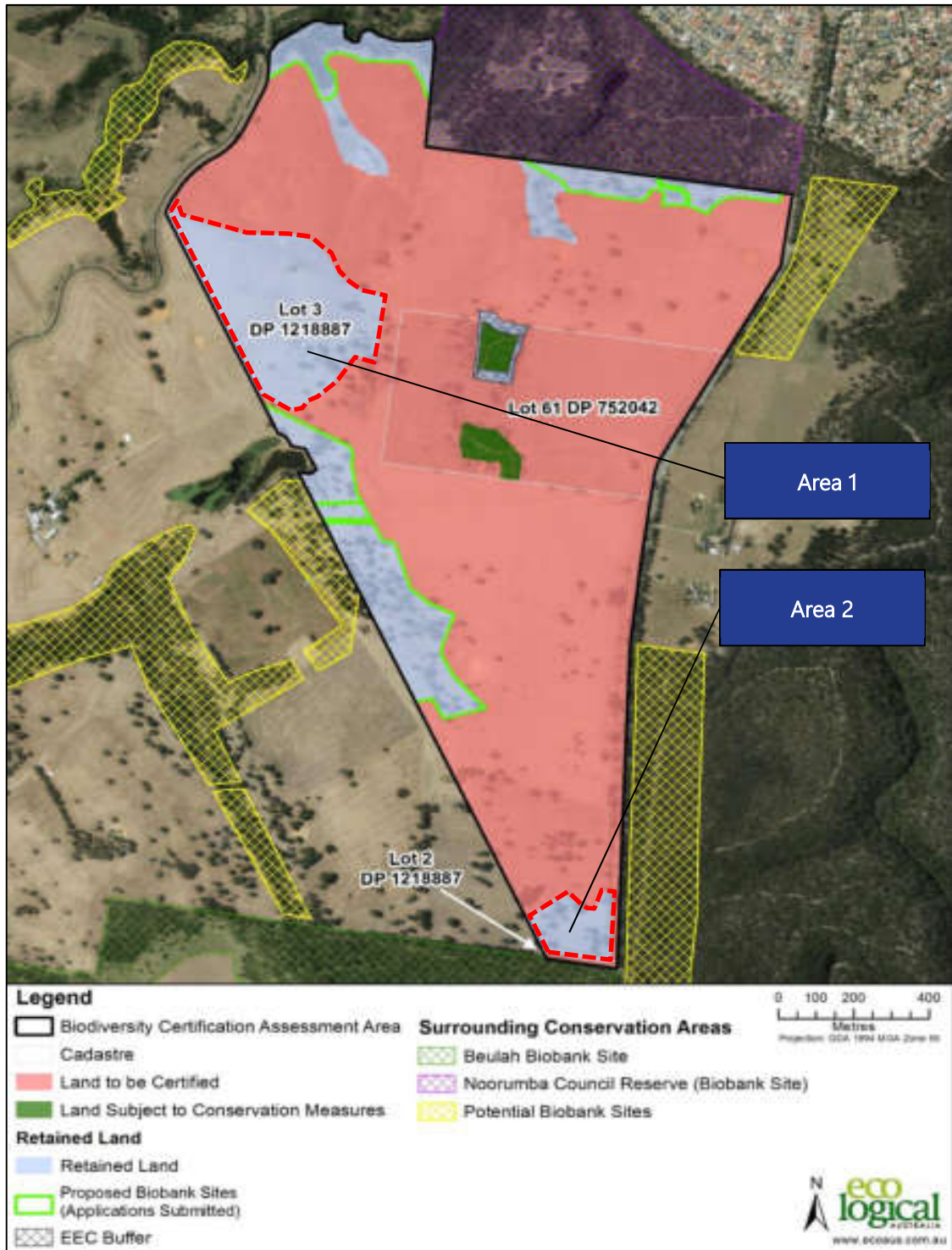


positioned to meet the walking catchments of future dwellings nor does it provide a centralised area of activity for residential development. This area of open space is to be relocated as part of larger consolidated open space areas and the delivery of a park at the south-western boundary of the site that will serve a greater walking catchment in the site and future development of the balance of Lendlease's land to the west.

Significant work has already been undertaken to determinate the vegetation communities and condition as part of the Biodiversity Certification Assessment for the original rezoning. Following the receipt of a favourable Gateway Determination for the Planning Proposal, Lendlease will undertake further assessment of these areas to determine the impact on these areas and appropriate offsets if necessary. This may culminate in the amendment Biodiversity Certification that will apply to the site or alternatively, assessment under the *Biodiversity Conservation Act 2016* on the basis the transitional arrangements will expire prior to the gazettal of the Planning Proposal and development of the site.

Concurrently with the Biodiversity Certification, Lendlease has obtained an approval for a 'Controlled Action' under the *Environment Protection and Biodiversity Conservation Act 1999* with the Federal Department of the Environment and Energy. Again, following receipt of a favourable Gateway Determination, Lendlease will commission further assessment of these areas to determine the impact on these areas and appropriate offsets if necessary.

Campbelltown is identified as a local government area with the potential for providing koala habitat. The number of Koala habitat trees does not exceed the 15% threshold under *State Environmental Planning Policy No. 44 - Koala Habitat Protection* and therefore the site is not considered potential Koala habitat. However, similar to the approach taken in the Biodiversity Certification, when assessing impacts on vegetation and communities post Gateway Determination, the vegetation will be considered as potential Koala Habitat for the purposes of determining impact and offset measures.



Source: Ecological Australia, 2016

Figure 20. Non Certified Land areas



Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The original rezoning of the site included extensive consideration of environmental effects of residential development of the site. As outlined below, it is not anticipated that the adoption of the new open space and landscape masterplan and associated planning controls will result in any further environmental impacts that were considered acceptable as part of the original rezoning of the site:

Agricultural Land

The site is classified as Agricultural Land Class 3, being suitable for grazing or pasture improvement. During the original rezoning, the Agricultural Investigation concluded that the highest and best agricultural land use was for grazing and its current scale with intensification outside of strategic grazing land (i.e. west of the Great Dividing Range) considered to be undesirable. This investigated the loss of a total of 210ha of land (i.e. the entire site). The investigation also concluded that the site represented a loss of 0.1% of Class 3 land in NSW and not critical to the vitality of the agricultural industry or affect food production in Sydney or NSW.

Both Council and DPE supported this conclusion and rezoned the land for urban development. The Planning Proposal does not alter this conclusion.

Air Quality

Air quality and limitation on residential development of the site was previously considered under the original rezoning based on a yield of 1,700 lots. An Air Quality Assessment for the site was prepared that considered external existing land uses that may be a source of odour or air quality impacts as well as air quality impacts associated with the increase of traffic along Appin Road.

The assessment considered air quality impacts from the following external sources:

- Rosalind Park Gas Plant approximately 1.1km from the site
- Menangle Quarry approximately 1.2km from the site
- Ingham Appin Broiler Complex approximately 4km from the site

In terms of existing land uses external to the site, the Air Quality Assessment concluded that the existing uses will not cause air quality impacts for the development of the site. The assessment also considered air quality impacts associated with increased traffic volumes along Appin Road.

The Development Control Plan did not include specific requirements for air quality to be addressed beyond compliance with DPE's *Development Near Rail Corridors and Busy Roads - Interim Guideline*.

Both Council and DPE supported this conclusion and rezoned the land for urban development. The Planning Proposal does not alter this conclusion.

Bushfire Hazard

The original rezoning demonstrated that development of the site could incorporate appropriate Bushfire Protection Measures in line with the requirements of Planning for Bushfire Protection 2006. The NSW Rural Fire Service (**RFS**) has exhibited an updated to this guideline and has resulted in changes to various requirements, in particular the provision of Asset Protection Zones (**APZ**) and categorisation of bushfire hazards.



Appropriate APZs will be maintained for residential zoned land and future subdivision DAs will confirm the implementation of the other necessary Bushfire Protection Measures as required.. However, it has been necessary to relocate the Community Hub facility from its original location as the RFS has confirmed it is considered a 'special fire protection purpose'. Due to the APZ requirements and construction standards, the original site will be unable to accommodate this facility. As such the revised masterplan proposes to relocate the facility to a more appropriate location as part of the town centre. The relocation of this facility is being facilitated under a separate Planning Proposal.

Contamination

The original rezoning of the site deemed the land to be suitable for the proposed residential development. Lendlease has since lodged a series of DAs over the site that have confirmed the site is generally free of contamination. Four Potential Areas of Environmental Concern (**PAEC**) have been identified on Lots 1 to 5 in DP 1240836 (previously Lot 3 in DP 1218887) and include uncontrolled fill from road cuttings, asbestos containing material from the existing pipe network and hydrocarbon impacted soils along the alignment of an existing transmission line. A Remediation Action Plan (**RAP**) has been prepared to address the four PAEC and confirm the site can be made suitable for the proposed residential development. Lendlease currently have a DA with Council seeking approval for these remediation works.

A copy of the RAP is provided at **Appendix G**.

A copy of the Preliminary Contamination Assessment that determines the suitability of Lot 61 in DP 750452 for residential development is also provided at **Appendix G**.

Geotechnical conditions

The Geotechnical investigations considered in the original rezoning of the site confirmed that the land was suitable for residential development with no significant geohazards and that there is very low risk of potential acid sulphate soils. The Planning Proposal does not alter this conclusion. Throughout the DA process, Lendlease will continue to undertake further geotechnical investigations to support the detailed design of the development.

Mine Subsidence

The site falls within the South Campbelltown Mine Subsidence District and Coal Exploration Authorisation Area A248 that includes the Bulli and Balgownie Coal Seams. Mine subsidence was previously considered as part of the original rezoning of the site for residential development. The assessment concluded that mining of the Balgownie Seam is unlikely to be mined due to extraction constraints. No mining activities of the part of the site within the Bulli Seam are planned. Assuming an appropriate longwall mining approach, due to faults within seams, the layout of longwall mining activities will be impractical and the site will be on the outside or edge of any subsidence trough.

Both Council and DPE supported this conclusion and rezoned the land for urban development. The Planning Proposal does not alter this conclusion. Further, since the site was rezoned, Subsidence Advisory NSW has been issuing approvals under the *Coal Mine Subsidence Compensation Act 2017* and include appropriate design requirements to mitigate subsidence impacts on residential development should future mining occur.

Noise



Noise impacts on future development of the site were previously addressed as part of the original rezoning. Appin Road and future traffic noise was identified as the predominate noise source affecting the site. The Development Control Plan requires compliance with DPE's *Development Near Rail Corridors and Busy Roads - Interim Guideline*. The Planning Proposal intends to maintain this requirement. It is intended that these standards will be met through the use of architectural construction standards in accordance with the guideline and use of a landscape and noise wall treatment along the frontage to Appin Road. The noise wall and landscape treatment will be the separate DAs over land fronting Appin Road, consistent with the approved upgrade of Appin Road.

Riparian corridors

Riparian corridors were investigated and mapped as part of the original rezoning. Riparian corridor outcomes for the site were then confirmed with the NSW Department of Primary Industries - Water. The Planning Proposal does not seek to alter the outcomes agreed with Department of Primary Industries - Water.

Water Cycle Management

As part of the original rezoning, a Stormwater Management and Flooding Assessment was prepared for the site to address flood risk and detail the approach required to satisfy the principles of the NSW Floodplain Development Manual (as amended by the DPE's 2007 Flood Planning Guideline), and meet Council's stormwater detention and quality targets.

The assessment concluded that the 1% Annual Exceedance Probability (**AEP**) and Probable Maximum Flood (**PMF**) are generally contained with riparian corridors and outside of land intended for development and unlikely to impact on residential development. Where there were minor areas of residential land affected by flooding, Council determined that the definition of habitable floor levels and evacuation routes were to be addressed in future DAs for development of these areas. The Planning Proposal does not result in significant increases in development of land affected by the 1% AEP or PMF and this approach is proposed to be maintained.

A stormwater management strategy was prepared for the site to meet Council's engineering specifications and targets for stormwater management including stormwater detention to ensure post development flows are discharges do not exceed pre-development peak discharge rates for the 1% AEP and stormwater pollutant load reduction targets. This strategy was developed on the basis that two different developers would be delivering the site without placing a burden on one landowner to deal with the others stormwater.

This approach led to the identification of surplus stormwater detention and treatment facilities, in particular the inclusion of a stormwater detention and treatment basin along the northern boundary of Lot 61 in DP 750452. As part of Lendlease's current DAs, a revised Water Cycle Management Strategy has been lodged with Council to rationalise the stormwater management facilities and improve their delivery whilst still meeting Council's specifications. The stormwater management strategy adopted discrete impervious area percentages for different land uses as follows:

- Agricultural land - 5% for land zoned RU2 Rural Landscape
- Open space land - 5% for land zoned RE1 Public Recreation
- Roads - 80%
- Lots between 400m² to 600m² - 80%
- Lots between 600m² and 1,000m² - 70%

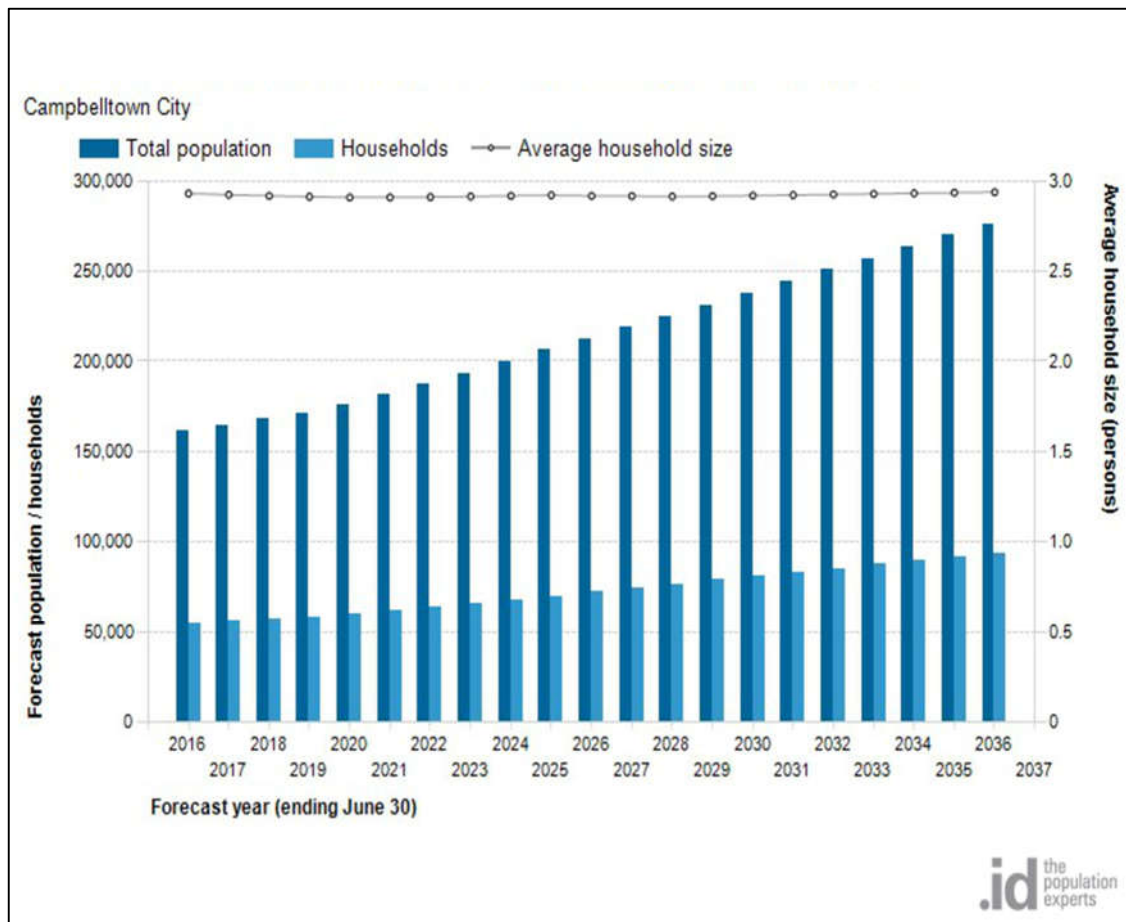


For the purposes of defining the site of basins and water quality facilities, each DA has adopted a minimum 80% of impervious area for all residential land and Appin Road which is in excess of the allowances made in the original rezoning of the site. Lendlease intend to continue to address the final sizing of stormwater quality and detention facilities for each DA that progresses on the site and adopting these parameters will ensure the facilities are appropriately sized and meet the water quality targets.

Has the Planning Proposal adequately addressed any social and economic effects?

Population

Since the original rezoning of the site, updated census data and population forecasts have become available for the Campbelltown Local Government Area. This data has demonstrated that the current dwelling occupancy rates have slightly lowered from 3 people per dwelling to 2.93 people per dwelling (Campbelltown ProfileID, 2018). Further the population projections to 2037 anticipate fairly consistent dwelling occupancy rates over the next 20 years ranging from 2.91 to 2.94 people per dwelling as per **Figure 21**.



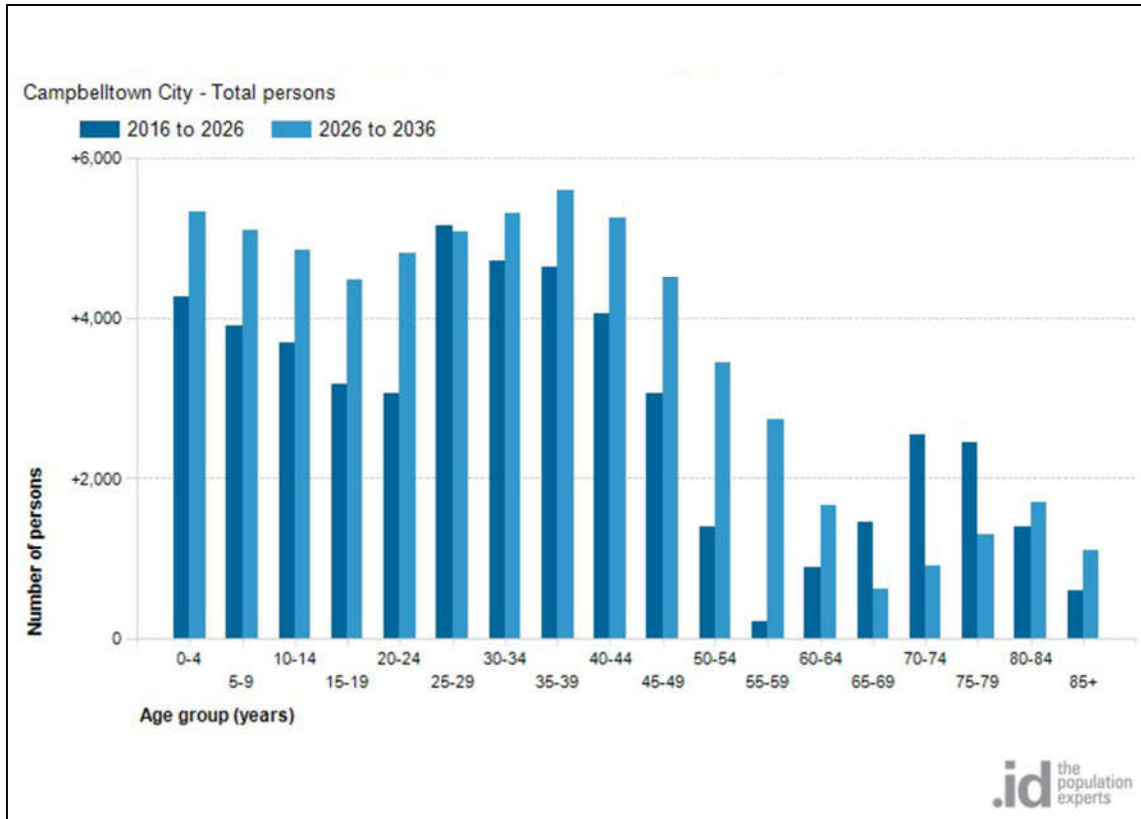
Source: Campbelltown ProfileID, 2018

Figure 21. Forecast dwelling occupancy rates to 2036

Lendlease intend to deliver the development over a 5-year period. Assuming the peak occupancy rate of 2.94 people per dwelling, the Planning Proposal has the potential to create a community of approximately 5,000 residents. This represents 4.6% of the population growth anticipated in the



Local Government Area (LGA) over the next 20 years and only 2% of the total Campbelltown population. As illustrated in **Figure 22** the most significant population growth is anticipated to be experienced in the development horizon for the site is within the 0 to 10, 20 to 29 and 30 to 39 years of age bands, each accounting for at least 15% of growth in the LGA to 2026.



Source: Campbelltown ProfileID, 2018

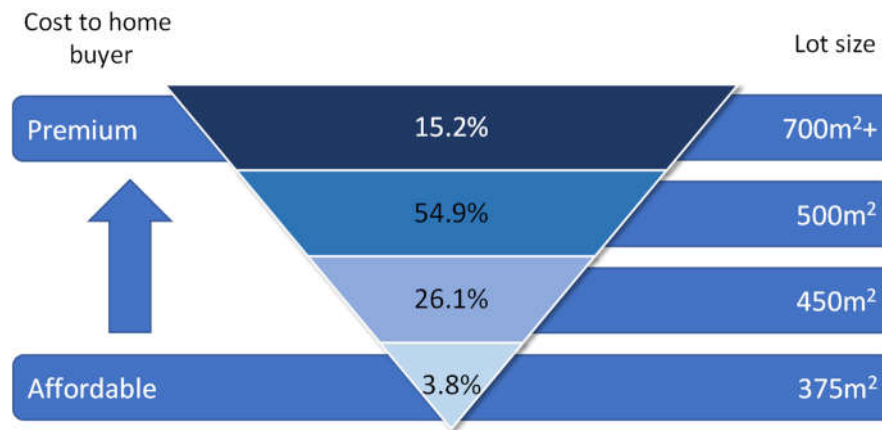
Figure 22. Forecast change in population age structure to 2036

Housing

At present, the ability to deliver more diverse and affordable housing product within the Gilead estate is significantly constrained. For instance, the existing controls provide for the spectrum of housing as shown in **Figure 23** over the page. In particular, the ability to deliver more affordable lots (i.e. 375m²) is constrained to just 3.8% of the total 1,700 lots.

These controls do not currently match best practice provisions established by DPE including the following:

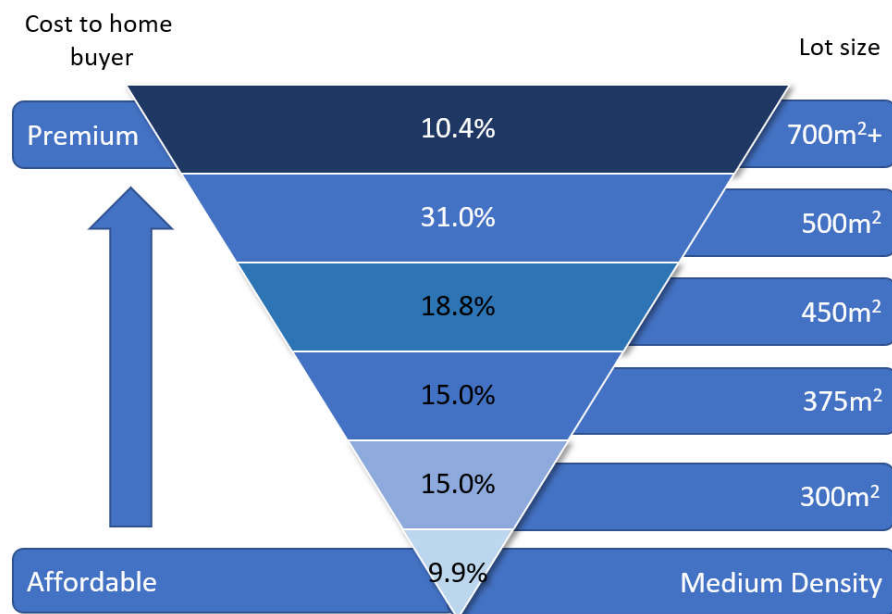
- Housing Diversity Package - Facilitates terrace style attached or abutting product to 125m² and conventional lots down to 250m² in nearby Priority Growth Area precincts.
- Greenfield Housing Code - Provides best practice controls for detached and abutting dwellings down to 200m².
- 'Missing Middle' Medium Density Housing Code - Provides for best practice controls for terrace style housing down to 200m² and manor homes on lots of 600m².



Source: GLN Planning, 2018

Figure 23. Current housing mix at Gilead

The Planning Proposal seeks to more clearly identify where denser housing types should be delivered through the use of the R3 zone in areas that benefit from increased amenity such as access to community facilities, open space and public transport. The controls also seek to improve flexibility to deliver a greater range of land subdivision lot sizes to provide increased housing choice and alternative, more affordable, market entry points for new home buyers. A key outcome of the Planning Proposal is to increase opportunities for housing diversity and improve the spread of different market price points for homebuyers. This will deliver an indicative spread of housing as follows:



Source: GLN Planning, 2018

Figure 24. Revised housing mix at Gilead



Employment land and retail centres

In the original rezoning of the site, Council adopted the view that the projected population, between 4,188 and 5,088 people, created negligible impacts on the demand for employment land and that demand for employment land is linked to broader market forces. The previous employment land report demonstrated that based on the availability of zoned employment land within the LGA, there is currently a 17.5 year supply of zoned and serviced employment land that would serve to meet employment demand in addition to absorption of workers in existing local businesses.

In aligning the masterplan for the site with the GMLR Action Plan, the Planning Proposal includes a 4ha area of B4 Mixed Use land. This area will make provision for retail centre generally in accordance with the revised centres hierarchy and appropriate supporting commercial and residential uses. This will significantly increase opportunities for employment opportunities to be delivered on site.

Social Infrastructure

The original rezoning of the site zoned 29.6ha of land RE1 Public recreation to meet the needs of the planned community. This land included land for conservation (BioBanks and Managed Land) as well as stormwater management facilities. Whilst the yield and associated population did not warrant demand for a sporting field, the original rezoning and Indicative Structure Plan made provision for a multipurpose sporting field. The Planning Proposal seeks to maintain the delivery of an equivalent rate of open space to meet the demands of the anticipated community as outlined in **Table 8**.

In delivering the revised masterplan and open space network for the site, an additional surplus of 18.5ha of open space will be delivered. Whilst surplus to the initial community's needs, it is intended that this surplus open space be considered as also "banking" a contribution to the demand for open space facilities associated with the future development of the balance of Lendlease's landholdings to the west. This in turn may allow Lendlease to deliver other community facilities that are underrepresented.

The original rezoning identified the need for a community facility and made provision for a site of approximately 2,069m² with multifunction space with Gross Floor Area of 500m². Lendlease has progressed a Voluntary Planning Agreement to deliver this facility that would otherwise not be able to be funded given the current requirement for Contributions Plans to only fund 'essential infrastructure'. In reviewing the masterplan in the context of the RFS's planned update to *Planning for Bushfire Protection 2006*, the site of the community facility is now significantly constrained as the use is deemed to be 'special fire protection purposes'. To resolve this issue, the Planning Proposal will relocate the facility within the retail centre within proximity to the sporting field and the 'Gilead Parklands'.



Table 8. Open space provision summary

Development Details	Original Rezoning	Planning Proposal	Change
Lot Yield	1,700 lots	1,700 lots	No change
Population	4,638 ¹ people	4,638 people	No change
Breakdown of RE1 Zoned Land			
Total	29.09ha	39.66ha	+ 10.57ha
BioBanks	7.81ha ²	0.00ha	BioBank zoned E2
Managed Land	3.39ha	0.00ha	Managed Land zoned E2
Dual Use Stormwater Facilities	5.03ha	4.57ha	Basin footprint rationalised
Total Dedicated Open Space	12.86ha	35.09ha	+ 22.23ha
Additional Open Space			
Provision for integrated open space with Balance Land ³	0.00ha	0.26ha	+ 0.26ha
Breakdown of Dedicated Open Space			
- Active Open Space	2.90ha	2.90ha	Maintains existing
- Passive Open Space	9.96ha	32.45ha	+ 22.49ha
Dedicated Open Space Rate of provision	2.77ha per 1000 people	7.62ha per 1,000 people	+ 4.85ha/1,000 people
Total Open Space (inc stormwater dual use)	17.89ha 3.85ha per 1000 people	39.92ha 8.61ha per 1000 people	+ 22.03ha
Open Space required for Planning Proposal based on original rate of provision			17.89ha⁴
Surplus Open Space towards future development of Balance Land			20.03ha

In finalising the original rezoning for the site, the NSW Department of Education advised that the existing public schools in the region were at capacity. In considering the planned development in the Greater Macarthur Priority Growth Area, the Department of Education deemed it appropriate to

¹ Mid point of population range adopted for purpose of calculations

² Note only the Noorumba BioBank site was zoned as RE1 Public Recreation

³ Whilst no zoned RE1, Lendlease will commit to the additional 0.26ha of open space at the southern end of the site through an amendment to the VPA schedule to provide for flexibility and integration with the Balance Land to the west.

⁴ Based on Dual Use Stormwater Facilities and Dedicated Open Space areas



provide a school facility off site in future land releases. Nonetheless, as part of the new masterplan, Lendlease has identified a potential school site and has recommenced engagement with Government agencies and private education providers to formalise a school delivery program.

Aboriginal Cultural Heritage

Building on the Aboriginal Assessment prepared during the original rezoning, Lendlease have since completed an extensive Aboriginal Cultural Heritage Assessment (**ACHA**) with associated stakeholder engagement to support a DA for comprehensive bulk earthworks over the majority of the site. A copy of this assessment has been provided at **Appendix H**. The ACHA has been used to inform an Aboriginal Heritage Impact Permit (**AHIP**) for test excavation over the site and ultimately inform an AHIP to allow harm to items and areas of archaeological significance, subject to the AHIP process and conditions. The AHIP will also likely include requirements for:

- Conservation of the scarred tree located within land to be rezoned from RU2 Rural Landscape to RE1 Public Recreation
- Potential surface collection for sites of low to moderate significance
- Preparation of a cultural interpretation strategy

The Planning Proposal is consistent with the areas of identified impact in the original rezoning and subsequent ACHA. Development of the site is currently the subject to an AHIP for testing that will inform a future AHIP to impact on designated items and areas of significance. The existing scarred tree on the site will not be harmed and will be protected during works.

Non-indigenous Heritage

The site does not contain any State or Local Heritage Items however is adjacent to the items listed below. The Planning Proposal will maintain the same impact mitigation measures adopted for the original rezoning of the site. Where there are departures from these measures, following receipt of a favourable Gateway Determination, Lendlease will undertake further heritage impact assessment to refine mitigation measures as required:

- **Upper Canal** - The Planning Proposal maintains the same development interface with the Upper Canal as original supported in the rezoning of the site. As the Upper Canal corridor maintains its' own 'bushland setting', the Planning Proposal will not impact on the heritage significance of the item.
- **Mount Gilead Homestead Complex** - Since the site was rezoned, the NSW Heritage Council is now considering listing the Mount Gilead Homestead Complex as a State Heritage Item. Lendlease and the current owner of Lot 1 in DP 1218887 have worked together to define an appropriate curtilage that is wholly contained within Lot 1. This will be supported by the conservation and revegetation of the Macarthur-Onslow BioBank site and limitation on development between the Homestead and One Tree Hill. The NSW Heritage Council has endorsed the revised curtilage and listing area and is awaiting gazettal.

As per the previous assessments, the impacts to views to and from the Homestead, Artificial Lake and Old Mill Existing from residential development are not considered to have a significant or otherwise unacceptable impact on the heritage values of these items. The Planning Proposal still maintains the retention of vegetation in the Macarthur-Onslow BioBank. Whilst the area of land that was retained as RU2 Rural Landscape is proposed to be zoned RE1 Public Recreation in the Planning Proposal, this is consistent with goal of retaining this area as an open 'parklike' backdrop. Further the revised masterplan expands this area to provide a greater transition area to residential development.



Due to the retention of the vegetation in the Macarthur Onslow BioBank, the Mount Gilead Homestead does not have any significant view lines to the development.

The unobstructed view line between the Old Mill and One Tree Hill has been retained in the Planning Proposal. The rezoning of this land as RE1 Public Recreation and addition of a park in the depression will serve to deliver the intended 'parklike' backdrop outcome originally intended that could not otherwise be achieved if the RU2 zone were to remain.

The Planning Proposal seeks to increase building heights along this view corridor that range from 6m to 8.5m to 9m to 15m. Upon receipt of a favourable Gateway Determination, Lendlease will undertake additional survey cross sections, and if necessary, heritage impact assessment to determine appropriate building heights within this view corridor.

- **Artificial Lake** - As per the original rezoning of the site, the Artificial Lake falls outside of the site within Lot 1 in DP 1218887. The retention and rehabilitation of the vegetation in the Macarthur Onslow BioBank will be maintained to manage visual impact on the item. Further additional stormwater quality and detention works will be located outside of the curtilage of this item.
- **Beulah BioBank site** - The Beulah BioBank site is located to the south of the site. Despite the Heritage Assessment prepared in support of the original rezoning not identifying an impact on Beulah, the original rezoning zoned the southern end of the site RE1 Public Recreation to provide a buffer between residential development and the BioBank. This does not recognise the existing battle axe handle, approximately 17m wide that provides a buffer from development to the Beulah BioBank. Further this land was identified as pasture land in the Landscape and Visual Impact Assessment with no views to Beulah being identified.
The Planning Proposal will rezone this land for residential development and it is considered that there will be no additional heritage impact on the Beulah BioBank site. The rezoning will provide for open space that will be better located to serve the future community on the site and balance of Lendlease's land to the west.
- **Hillsborough Homestead** - As per the original rezoning and Biodiversity Certification, the Planning Proposal retains significant vegetation of environmental significance associated with the Hillsborough Homestead.

The original rezoning of the site identified that the site of the former homestead cottage had archaeological and historical significance however was not deemed worthy of listing as a Local Heritage Item. The associated controls within the Development Control Plan require the interpretation of the cottage that may include landscaping, signage or erection of a commemorative plaque. The Planning Proposal seeks to further create opportunities for historic interpretation of the former cottage site through the inclusion of a passive open space area that will also serve to improve access to open space in more central locations of the estate. To inform future DAs over the site, a Heritage Management Strategy has been prepared for the Hillsborough Cottage site (refer to **Appendix I**).

5.3.4 State and Commonwealth Interests

There is not considered to be any State or Commonwealth interests in this Planning Proposal other than ensuring general consistency with State Policies as previously discussed. The Planning Proposal is consistent with the original rezoning approach to infrastructure delivery and where necessary, the following commentary provides updated information regarding the delivery of regional traffic and transport infrastructure and utility services to the site.



Is there adequate public infrastructure for the planning proposal?

Transport, traffic and access

As part of the original rezoning of the site, a maximum lot yield of 1,700 lots had been identified for the site. This yield had been informed by traffic modelling associated with the functionality of Appin Road and associated upgrades and requested by RMS. The Planning Proposal retains the same anticipated yield and seeks to amend the overall mix of lot sizes able to be delivered over the site.

Exhibition of the REF for the Appin Road upgrade works is anticipated to be placed on exhibition in the coming months by RMS. Lendlease has committed \$86M of funding for the road upgrade to make appropriate arrangements for regional infrastructure. Lendlease has also significantly progressed an offer to enter into a Planning Agreement with the Minister for Planning to deliver the Appin Road upgrade on the behalf of State Government to support the progressive development of the site.

Utilities

Further to the utility service investigations carried out for the site as part of the original rezoning, Lendlease has since obtained further certainty for the strategy to service the proposed development as follows:

- **Potable Water** - Lendlease has progressed detailed design and the preparation of the REF with Sydney Water for the augmentation of the potable water network to service the site. The preferred servicing strategy includes the provision of potable water, supplied by the existing Rosemeadow elevated reservoir, via a new water pumping station, new elevated reservoir to the south east of the Mount Gilead development and associated lead-in mains that will extend along Appin Road to the north and connect with existing infrastructure in Rosemeadow. The proposed new elevated reservoir would supply the higher elevations of the Mount Gilead development, with the existing Rosemeadow reservoir to supply the lower elevations. The REF is expected to be completed in the coming months and Lendlease will be responsible for delivering the works on behalf of Sydney Water.
- **Waste Water** – Sydney Water has approved the REF for the waste water infrastructure that will service the site. The servicing strategy includes the construction of a new waste water sewage pumping station at the northern boundary of the site and under-bore of a new sewer rising main below Noorumba Reserve that connects to the existing Old Menangle Road Carrier Main. Sydney Water has progressed detailed design of the infrastructure and Lendlease is anticipating commencement of construction in the first quarter of 2020. on behalf of Sydney Water.
- **Electricity** - As per the original rezoning, electricity to the site will be made available from the Ambervale Zone substation and require the delivery of two 11kV feeders. Provision has been made for the feeders to be accommodated underground within the Appin Road reserve. Lendlease will be responsible for progressing approvals with Endeavour Energy to deliver these feeders to service the estate.
- **Gas** - As per the original rezoning, Jemena have confirmed there is existing capacity within existing infrastructure to service the site. This will require connection to existing infrastructure at Rosemeadow and new main within the Appin Road reserve.
- **Telecommunications** - Lendlease intend to use Opticom to deliver a private telecommunication network to the site as per previous successful estates they have

delivered such as Ropes Crossing, Jordan Springs and Rouse Hill. This approach has also been used within Oran Park and Gregory Hills in the South West.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with relevant State and Commonwealth public authorities will be undertaken as part of the exhibition of the Planning Proposal, as directed by the Gateway Determination. In this regard, consultation with the following public authorities is anticipated:

- Transport for NSW
- NSW Roads and Maritime Services
- Sydney Water
- Sydney Catchment Authority
- NSW Office of Environment and Heritage
- NSW Rural Fire Service
- NSW Department of Education

5.4 Part 4: Mapping

As previously discussed in **Section 5.2**, the proposed amendments to the LEP maps are outlined in **Table 3** and **Figure 13**. Plans illustrating the proposed land use zoning and development control changes are attached at **Appendix D**.

5.5 Part 5: Community Consultation

It is expected that direction as to the nature and extent of the public exhibition will be provided by DPE as part of the Gateway Determination. No formal community consultation has been undertaken in relation to this Planning Proposal to date.

Lendlease briefed Council's executive and strategic planning staff on 31 January 2018. The feedback received from this session has helped refine the preparation of this Planning Proposal. A draft of the Planning Proposal was provided to Council in November 2018 and has been updated following feedback received.



6 Project program

As Council is aware, Lendlease intend to start developing and trading based on the current land use controls to establish the Gilead estate. Lendlease intends to develop the first 800 lots in-line with the original rezoning controls. This will allow trading of land from mid 2019 and will provide a 2 year trading period to mid 2021.

Given the necessary time to allow for DA approvals, detailed design and construction, it is essential to have the new controls in the Planning Proposal in place within 12 to 16 months of lodgement to allow the revised masterplan vision to be achieved and at the same time balancing Lendlease's commercial returns from developing the land. As such the following indicative program for the Planning Proposal is suggested:

- Lodgement of Planning Proposal with Campbelltown City Council in mid February 2019
- Review of Planning Proposal by Campbelltown City Council by mid March 2019
- Lendlease response to initial comments by end October 2019
- Report Planning Proposal to Council by end 2019
- Referral of Planning Proposal to Department of Planning and Environment for Gateway Determination by early 2020
- Favourable Gateway Determination issued by mid March 2020
- Consultation with relevant agencies by end April 2020
- Finalise Planning Proposal for exhibition by end June 2020
- Exhibition of Planning Proposal in July 2020
- Respond to submissions and finalise Planning Proposal by end September 2020
- Report Planning Proposal to Council advising of outcomes of exhibition and final Planning Proposal by end November 2020
- Referral of Planning Proposal to Department of Planning and Environment for finalisation and gazettal by early 2021
- Gazettal of amendment to Campbelltown Local Environmental Plan by mid March 2021



7 Conclusion

This Planning Proposal seeks an amendment to *Campbelltown Local Environmental Plan 2015* as it applies to Lendlease's landholding at Mount Gilead in the Campbelltown Local Government Area. The proposed amendments relate to the land use and various development control maps that apply to the site and various provisions within Part 4 of the Local Environmental Plan.

The amendment responds to a number of strategic and statutory plans that have been prepared by the DPE and GSC since the original rezoning process and is required to instil Lendlease's revised masterplan and open space network for the site that will deliver a better outcome for the future community that will be created on the site as well as the wider region. The Planning Proposal is consistent with the relevant State and Local policies and in particular will facilitate changes to the controls to reflect the revised structure plan and retail hierarchy identified for the Greater Macarthur Priority Growth Area.

In addition, a series of minor corrections to the Local Environmental Plan are required to ensure clarity in the planning controls applying to land.

It is therefore recommended that Council resolves to support and forward this Planning Proposal to the DPE for Gateway determination in accordance with the EP&A Act.



8 Glossary

ACHA	Aboriginal Cultural Heritage Assessment
ACHA	Aboriginal Cultural Heritage Assessment
AEP	Annual Exceedance Probability
AHIP	Aboriginal Heritage Impact Permit
APZ	Asset Protection Zone
Council	Campbelltown City Council
DA	Development Application
District Plan	<i>Western City District Plan</i>
DPE	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
FSR	Floor Space Ratio
GMLR Action Plan	Greater Macarthur Land Release Preliminary Strategy and Action Plan
Growth Centres SEPP	State Environmental Planning Policy (Sydney Region Growth Centres) 2006
GSC	Greater Sydney Commission
LGA	Local Government Area
Lendlease	Lend Lease Communities (Mt Gilead) Pty Ltd
LEP	<i>Campbelltown Local Environmental Plan 2015</i>
LUIIP	<i>Draft Greater Macarthur Land Use and Infrastructure Implementation Plan</i>
PAEC	Potential Area of Environmental Concern
RAP	Remediation Action Plan
REF	Review of Environmental Factors
Region Plan	<i>Greater Sydney Region Plan - A Metropolis of Three Cities</i>
RFS	Rural Fire Service
RMS	Roads and Maritime Services
SEPP	State Environmental Planning Policy
TSC Act	Threatened Species Conservation Act 1995



APPENDIX A: LANDSCAPE MASTERPLAN



APPENDIX B: LENDLEASE DWELLING DESIGN GUIDELINES



APPENDIX C: LETTER OF OFFER TO AMEND PLANNING AGREEMENT



APPENDIX D: PROPOSED PLANNING CONTROL MAPS



APPENDIX E: CONSISTENCY WITH SEPPS



Consistency with SEPPs

A list of SEPPs relevant to this Planning Proposal, together with notes on consistency, is outlined in the table below.

SEPP	Aim	Comments
SEPP 19 - Bushland in Urban Area	SEPP 19 aims to protect bushland in urban areas identified in Schedule 1 of the SEPP. Campbelltown is listed in Schedule 1 and therefore a Plan of Management is to be developed where bushland is zoned or reserved for public open space purposes.	<p>As per the original rezoning, urban bushland within the site is to be dedicated to Council.</p> <p>To facilitate the revised masterplan and better distribute open space, it is necessary to remove vegetation at the southern end of the site that was identified as 'retained land' in the Biodiversity Certification. This vegetation has not been identified by Council as being part of their preferred Natural Assets Corridor.</p> <p>This vegetation includes an open scatter of Grey Gum Open Forest that is classified as Shale Sandstone Transition Forest and is a Critically Endangered Ecological Community. The vegetation is in moderate condition. Post receipt of the Gateway Determination, an assessment of significance will be completed to verify the quality of this vegetation, the associated impact on this community and necessary offset strategy to mitigate these impacts.</p> <p>Plans of Management for future bushland within the site will be prepared at the time of relevant development as required by Council.</p>
SEPP 44 - Koala Habitat Protection	Campbelltown is identified as a local government area with the potential for providing koala habitat. This Policy aims to encourage the proper conservation and management of areas that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline	The number of Koala habitat trees does not exceed the 15% threshold under the SEPP and therefore the site is not considered potential Koala habitat. Regardless, the Biodiversity Certification that applies to the site considered the vegetation as potential Koala Habitat for the purposes of determining impact and offset measures as part of the original rezoning of the site.
SEPP 55 – Remediation of land	<p>This Policy provides a state-wide planning approach to remediation and aims to promote the remediation of any contaminated land for the purpose of reducing the risk of harm to human health and/or the environment.</p> <p>A planning authority is to consider whether the land is contaminated and if so whether</p>	<p>The original rezoning of the site deemed the land to be suitable for the proposed residential development.</p> <p>Lendlease has since lodged a series of DAs over the site that have confirmed the site is generally free of contamination.</p> <p>Four Potential Areas of Environmental Concern (PAEC) have been identified on Lot 3 in DP 1218887 and include uncontrolled fill from road cuttings, asbestos containing material from the existing pipe network and hydrocarbon impacted soils along the alignment of an existing transmission line. A</p>



SEPP	Aim	Comments
	it is, or can be made, suitable for the proposed land uses.	Remediation Action Plan has been prepared to address the PAEC and confirm the site can be made suitable for the proposed residential development.
SEPP (Building Sustainability Index: BASIX) 2004	The aim of this Policy is to mandate minimum sustainability targets for thermal comfort, energy and water use for residential development	DAs for all future residential development will need to comply with the targets established under BASIX.
SEPP (Housing for Seniors or People with a Disability) 2004	The aim of this policy is to encourage the provision of housing which increases the supply and diversity of residencies that meets the needs of seniors or people with a disability.	The planning proposal does not preclude the provision of housing for seniors and people with a disability.
SEPP (Sydney Region Growth Centres) 2006	In September 2015, DPE placed a proposed amendment to this SEPP on exhibition. Once completed, this SEPP would identify the site as being within the Greater Macarthur Priority Growth Area. The SEPP is used to rezone precincts in Priority Growth Areas and also puts in place controls for development that occurs in advance of a precinct being rezoned.	Based on DPE's past practice for precincts already zoned under a LEP such as Edmondson Park, Colebee and more recently Bingara Gorge in the Wilton Priority Growth Area, it is likely that clause 7A of the SEPP would identify that Campbelltown Local Environmental Plan 2015 would provide the provisions for development over the site.
SEPP (Infrastructure) 2007	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.	Future development of the site will need to be consistent with the relevant provisions of this SEPP, with future development applications referred to the RMS where necessary. Lendlease is currently working with the RMS to deliver upgrade of Appin Road and deliver of water and sewer Infrastructure with Sydney Water under this SEPP.
SEPP (Mining, Petroleum and Extractive Industries) 2007	The aims of this Policy are to support petroleum production and extractive industries to provide and manage development of mineral, petroleum and extractive material resources for promoting the social and economic welfare of the State.	As per the original rezoning of the site, the Planning Proposal does not impede potential mining of coal resources.
SEPP (Exempt and Complying Codes) 2008	The aims of this Policy are to provide exempt and complying development codes that have State-wide application	The Planning Proposal is not inconsistent with this SEPP which would apply to future development.



SEPP	Aim	Comments
SEPP (Rural lands) 2008	The aims of this SEPP is to set appropriate controls for the development of rural land and manage land use conflict.	<p>Part of the site was zoned RU2 Rural Landscape in the original rezoning. The purpose of this zoning was to apply to the site of the Macarthur Onslow BioBank site and provide a buffer between residential development to the east and the Mount Gilead Homestead complex to the west. Given the limited area and irregular shape of the remaining RU2 land not affected by the BioBank, there is limited agricultural potential for this land.</p> <p>The Planning Proposal retains the same intended outcome through the use of the E2 Environmental Conservation zone over the BioBank area and use of the RE1 Public Recreation zone over the remainder of this area.</p>
SEPP (Affordable Rental Housing) 2009	The aims of this Policy are to provide an overall consistent planning regime for the provision of affordable rental housing.	The planning proposal does not preclude the operation of this SEPP or provision of affordable rental housing.
SEPP (Educational Establishments and Child Care Facilities) 2017	This Policy aims to improve the efficiency and delivery of new education establishments and child care centres by establishing state wide design controls and approval pathways.	The planning proposal does not preclude the operation of this SEPP or provision of education or child care facilities.
SEPP (Vegetation in Non-Rural Area) 2017	This policy aims to protect trees in non-rural areas and establishes controls to require the consent of council to remove existing trees.	<p>The majority of the site will be Biodiversity Certified and Lendlease currently has development applications before Council to remove vegetation in line with the certification outcomes.</p> <p>The removal of additional vegetation will be required at the southern end of the site to facilitate the delivery of the revised open space masterplan. Post receipt of the Gateway Determination, an assessment of significance will be completed to verify the quality of this vegetation, the associated impact on this community and necessary offset strategy to mitigate these impacts. Removal of this vegetation will be subject to a future development application to Council.</p>
Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River	The aims of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context	As per the original rezoning of the site, the inclusion of proposed LEP provisions in relation to the Terrestrial Biodiversity, and the delivery of water quality and quantity infrastructure ensure the protection of the Hawkesbury Nepean River system.



APPENDIX F: CONSISTENCY WITH SECTION 9.1 DIRECTIONS



Consistency with Section 9.1 Directions

A statement of the consistency of this Planning Proposal with the relevant Section 9.1 Directions is outlined in the table below.

Section 9.1 Direction		Consistency of Planning Proposal
1	Employment and Resources	
1.1	Business and Industrial Zones	<p>An area of approximately 2,000m² was zoned B1 Neighbourhood Centre in the original rezoning. This was to facilitate the delivery of a Community Hub with associated kiosk facility to be collocated with a future sporting field.</p> <p>The Planning Proposal seeks to amend this zoning to B4 Mixed Use and relocate it to respond to the revised open space masterplan and location of the future sporting field. This also serves to resolve bushfire hazard constraints that apply to the current area of B1 zoned land if used as a Community Hub as intended.</p> <p>The area of B4 land has an approximate area of 4ha and will now allow for retail and commercial floorspace of up to 8,700m² in line with the GMLR Action Plan and retail hierarchy structure plan.</p> <p>Whilst inconsistent with the direction, this is justifiable given the revised approach allows for greater potential floorspace, aligns DPE's retail hierarchy and resolves site constraints not previously anticipated in the original rezoning.</p>
1.2	Rural Zones	The RU2 Rural Landscape zoned land is proposed to be rezoned to E2 Environmental Conservation and RE1 Public Recreation. The Planning Proposal is consistent with this direction.
1.3	Mining, Petroleum Production and Extractive Industries	As per the original rezoning, faults within the coal seam below the site will restrict any future mining activities, whilst the remainder of the seam will still be capable of being extracted. The Planning Proposal is consistent with this direction.
1.4	Oyster Aquaculture	Not applicable.
1.5	Rural lands	<p>The RU2 Rural Landscape zoned land is proposed to be rezoned E2 Environmental Conservation and RE1 Public Recreation. This reflects the extent of the BioBank on site and further limits the development of the area to provide an interface with agricultural land to the west (Lot 1 in DP 1218887) as intended in the original rezoning of the site.</p> <p>The proposed minimum lot size for this area of land to allow for more transparent excision from the remainder of the residential zoned land to the east that is already facilitated under clause 4.1E of the LEP.</p> <p>The Planning Proposal is consistent with this direction.</p>



Section 9.1 Direction		Consistency of Planning Proposal
2	Environment and Heritage	
2.1	Environment Protection Zones	The Planning Proposal seeks to apply the E2 Environmental Conservation zone over land that is identified as BioBanks or 'managed land' under the Biodiversity Certification to provide a higher level of protection than currently afforded. The Planning Proposal is consistent with this direction.
2.2	Coastal Protection	Not applicable.
2.3	Heritage Conservation	No heritage items of State or Local significance occur on site. The Planning Proposal seeks to establish a local park over the former site of the Hillsborough Homestead that has potential for local significance. The LEP includes appropriate provisions that facilitates the conservation of areas or items of Aboriginal archaeological significance. The Planning Proposal is consistent with this direction.
2.4	Recreation Vehicle Areas	Not applicable.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3	Housing, Infrastructure and Urban Development	
3.1	Residential Zones	The Planning Proposal will result in greater diversity of housing and lots sizes that are able to be delivered on the site and makes greater utilisation of capacity in the infrastructure that is being delivered to the site (i.e. Appin Road, water, sewer and electricity). This will lead to the consumption of less land at the urban fringe for housing. Lendlease are currently working to deliver the upgrade of Appin Road on behalf of RMS and water and sewer infrastructure on behalf of Sydney Water to service the 1,700 proposed lots. The Planning Proposal is consistent with this direction.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable.
3.3	Home Occupations	Not relevant to the assessment of this Planning Proposal
3.4	Integrating Land Use and Transport	The proposal seeks to deliver new housing in close proximity to existing residential urban land with access to public transport. The Planning Proposal is consistent with this direction.
3.5	Development Near Licensed Aerodromes	Not applicable.
3.6	Shooting Ranges	Not applicable.



Section 9.1 Direction		Consistency of Planning Proposal
4	Hazard and Risk	
4.1	Acid Sulphate Soils	As per the original rezoning, Acid Sulphate Soils were considered to present low risk. No further assessment is required. The Planning Proposal is consistent with this direction.
4.2	Mine Subsidence and Unstable Land	As per the original rezoning, associated mine subsidence issues can be managed on site. This is reflected in Subsidence Advisory NSW continued approvals issued to the current development applications over the site under the Coal Mine Subsidence Compensation Act 2017. The Planning Proposal is consistent with this direction.
4.3	Flood Prone Land	Not applicable. The site is not identified as flood prone land.
4.4	Planning for Bushfire Protection	<p>Any future development on site will have regard to <i>Planning for Bushfire Protection 2006</i>. The Planning Proposal also resolves site constraints that will affect the delivery of the Community Hub in its current location as it is defined as a Special Fire Protection Purpose.</p> <p>Lendlease has consulted directly with the NSW Rural Fire Service on the revised masterplan to confirm appropriate Bushfire Protection Measures and will be documented in a final report following receipt of a favourable Gateway Determination.</p> <p>The Planning Proposal is consistent with this direction.</p>
5	Regional Planning	
5.1	Implementation of Regional Strategies	Not applicable.
5.2	Sydney Drinking Water Catchments	Not applicable.
5.3	Farmland of State and Regional significance on the NSW Far North Coast	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.
5.6	Sydney to Canberra Corridor	Revoked, now addressed in 5.1.
5.7	Central Coast	Revoked, now addressed in 5.1.
5.8	Second Sydney Airport: Badgerys Creek	Not applicable.



Section 9.1 Direction		Consistency of Planning Proposal
5.9	North West Rail Link Corridor Strategy	Not applicable.
5.10	Implementation of Regional Plans	The Planning Proposal is consistent with the Region Plan as demonstrated in Section 5.3.2, in particular the Western City District Plan and GMLR Action Plan.
6	Local Plan Making	
6.1	Approval and Referral Requirements	No new unnecessary referral or concurrence conditions are proposed as part of the planning proposal.
6.2	Reserving Land for Public Purposes	The Planning Proposal does not alter the extent of land already nominated for acquisition by the RMS. In adopting the revised masterplan, Council's consent is sought to amend the extent of land to be acquired for open space, conservation and drainage purposes to reflect the outcomes of the revised masterplan. The Planning Proposal is consistent with this Planning Proposal.
6.3	Site Specific Provisions	The Planning Proposal utilises appropriate zones to achieve the intended land use outcomes. To allow flexibility in the location of a future sales office associated with the sale of land and housing on the site, it is proposed to amend clause 2.8 of the LEP to allow for this as an additional permitted use. This approach does not impose any additional development standards and is consistent with this direction.
7	Metropolitan Planning	
7.1	Implementation of the Metropolitan Strategy	<p>It is understood this direction will be amended in the near future to reflect the recent adoption of the GSCs' Region Plan.</p> <p>A Plan for Growing Sydney identified the Macarthur South Investigation Area as an Urban Investigation Area and potential growth centre. In line with Action 2.4.2 of the plan, DPE prepared the GMLR Action Plan that has confirmed the suitability of the site for residential development. Further DPE endorsed the original rezoning of the site for residential development following the release of the GMLR Action Plan in 2015. The Planning Proposal is consistent with this direction as it is consistent with the GMLR Action Plan and contributes to housing supply and diversity of product as per the actions in a Plan for Growing Sydney.</p>
7.2	Implementation of Greater Macarthur Land Release Investigation	As discussed earlier, the Planning Proposal is consistent with the GMLR Action Plan. It further aligns development of the site with the plan than could otherwise be achieved under the current land use controls.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4	Implementation of North West Priority Growth Area Land Use	Not applicable.



Section 9.1 Direction		Consistency of Planning Proposal
	and Infrastructure Implementation Plan	
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.



APPENDIX G: CONTAMINATION ASSESSMENTS



APPENDIX H: ABORIGINAL CULTURAL HERITAGE ASSESSMENT



APPENDIX I: HILLSBOROUGH HERITAGE MANAGEMENT STATEMENT